

GOV DOC

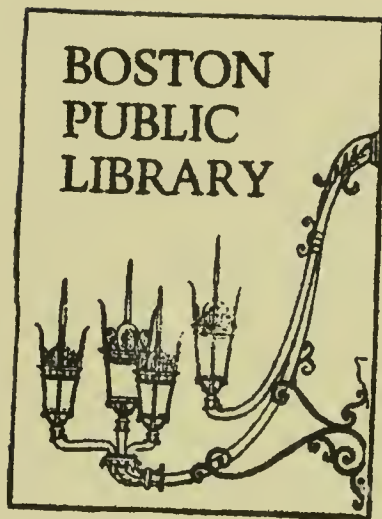
BRA

2314 +

Suppls

1+2

BOSTON
PUBLIC
LIBRARY



BRA

2314

Suppl. 2



CITY OF BOSTON

APPLICATION FOR WORKABLE PROGRAM RECERTIFICATION

SUPPLEMENT II

41.12

RA 3



CITY OF BOSTON
OFFICE OF THE MAYOR
CITY HALL, BOSTON

KEVIN H. WHITE
MAYOR

MAR 23 1973

Mr. M. Daniel Richardson, Jr.
Area Director
Department of Housing and Urban Development
15 New Chardon Street
Boston, MA

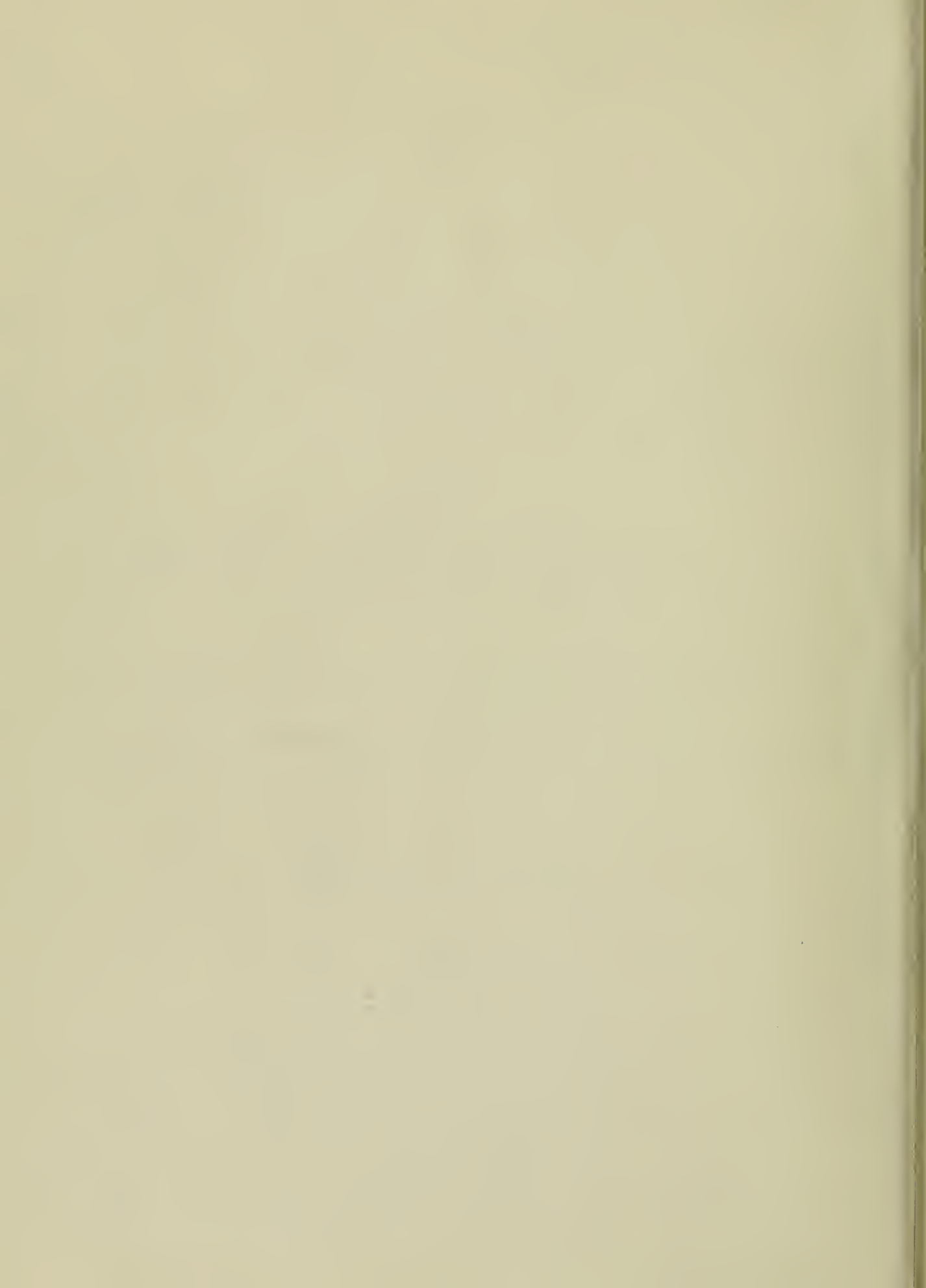
Dear Mr. Richardson:

On March 5, 1973, I transmitted to your office the locally approved Application for Recertification of the Workable Program together with certain supplementary materials which would assist in your review and approval of Boston's Workable Program.

Since that date, I understand that staff of the Area Office have raised numerous questions concerning the Workable Program and have made requests for additional information. In response to these questions and comments, I am pleased to submit additional supplementary and updating documents which I trust will meet with your approval and which will lead to recertification of Boston's Workable Program.

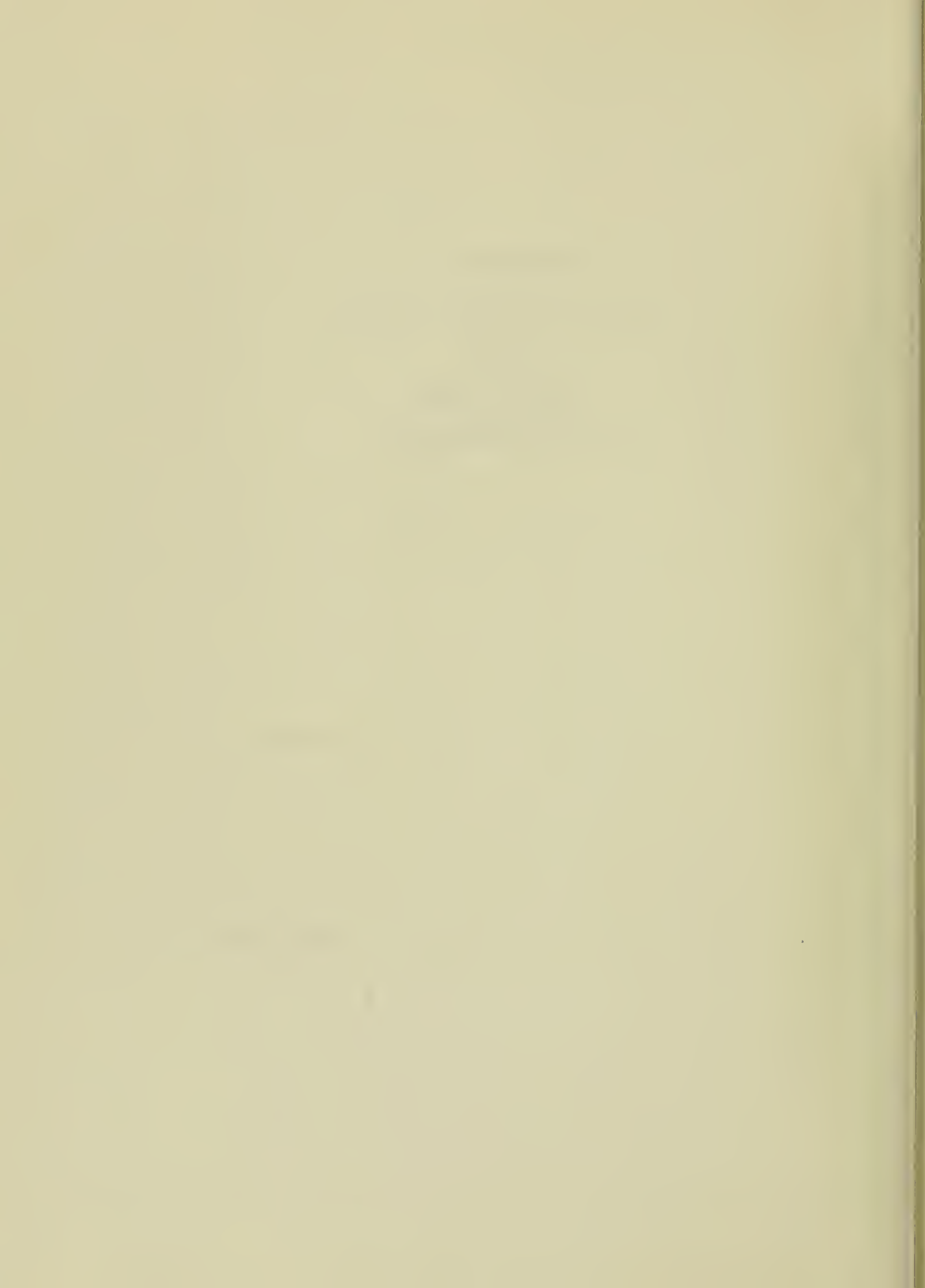
Sincerely,

Kevin H. White
Mayor



SUPPLEMENT II
APPLICATION FOR RECERTIFICATION
OF THE
WORKABLE PROGRAM
BOSTON, MASSACHUSETTS

March, 1973



FOREWARD

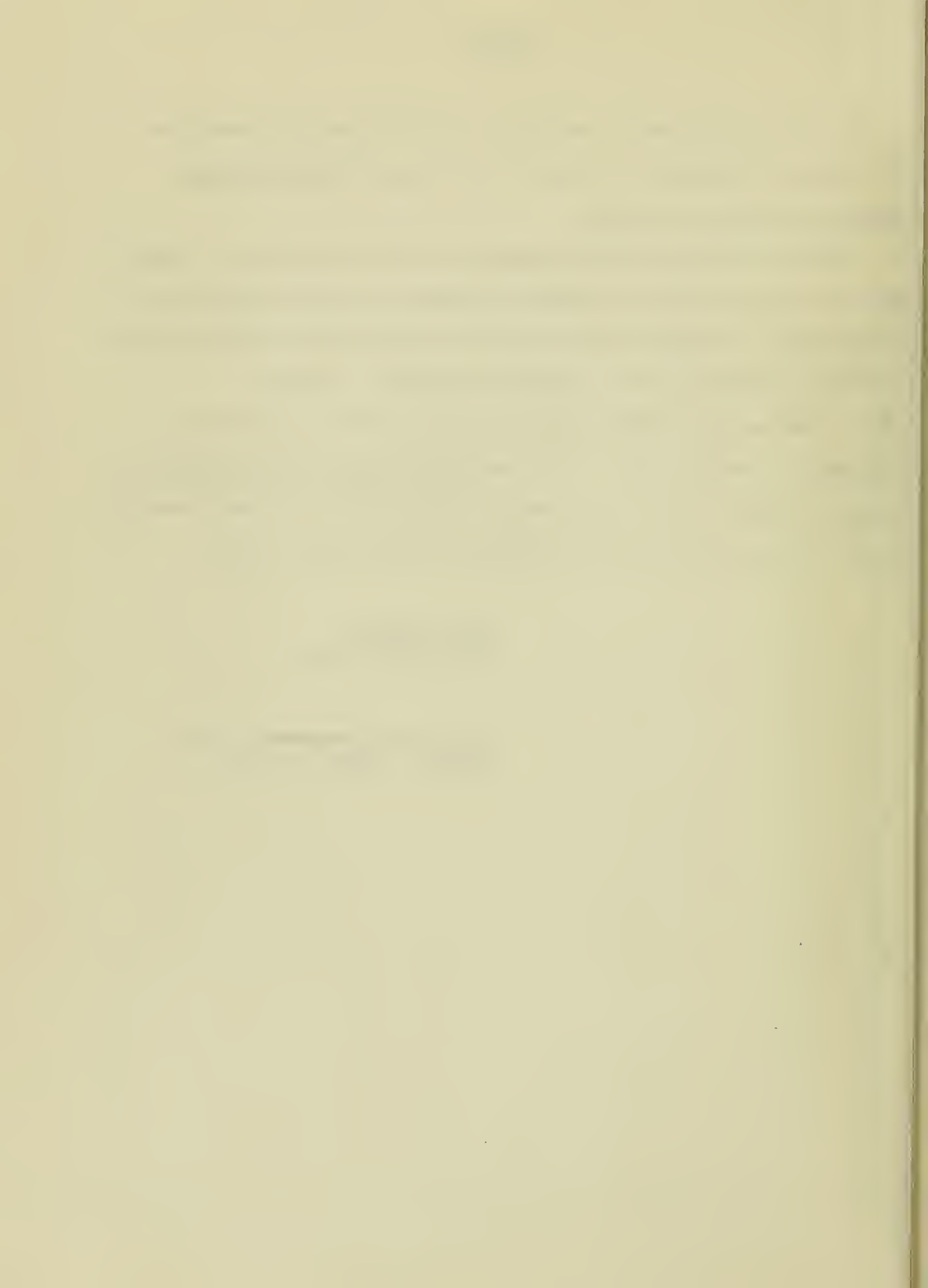
The material contained in this report and the attached documentation is submitted as Supplement II of the City of Boston's Workable Program Application for Recertification.

The Workable Program has been prepared in conformance with U. S. Department of Housing and Urban Development guidelines. The information provided in Supplement II responds to questions and comments from the HUD Area Office and where appropriate updates information previously submitted.

(Note: Some sections of the Workable Program were previously updated in Supplement I, February, 1973, and in the City's Response to HUD Comments of February 9, 1973. Both of these documents along with the original Recertification Application were formally submitted to HUD on March 5, 1973.)

City of Boston
Kevin White, Mayor

Boston Redevelopment Authority
Robert T. Kenney, Director



CONTENTS

Section 1	General Requirements
Section 2	Codes & Code Enforcement
Section 3	Planning & Programming
Section 4	Housing & Relocation
Section 5	Citizen Involvement
Attachments:	
A	Map - Action Program for Community-Wide Code Compliance
B	The Boston Redevelopment Authority, Fact Book
C	Compendium of Newspaper Articles, Memoranda and Correspondence Reflecting Citizen Involvement
D	Planning Studies Completed During Period January 1972 to February 1973
E	Publication: City of Boston, Mayor's Office of Human Rights
F	BRA Family Relocation Procedures

Section 1: General Requirements

Supplement I submitted to HUD on March 5, 1973 provides updated information on the General Requirements Section of the Workable Program as of February, 1973.

Section 2: Codes & Code Enforcement

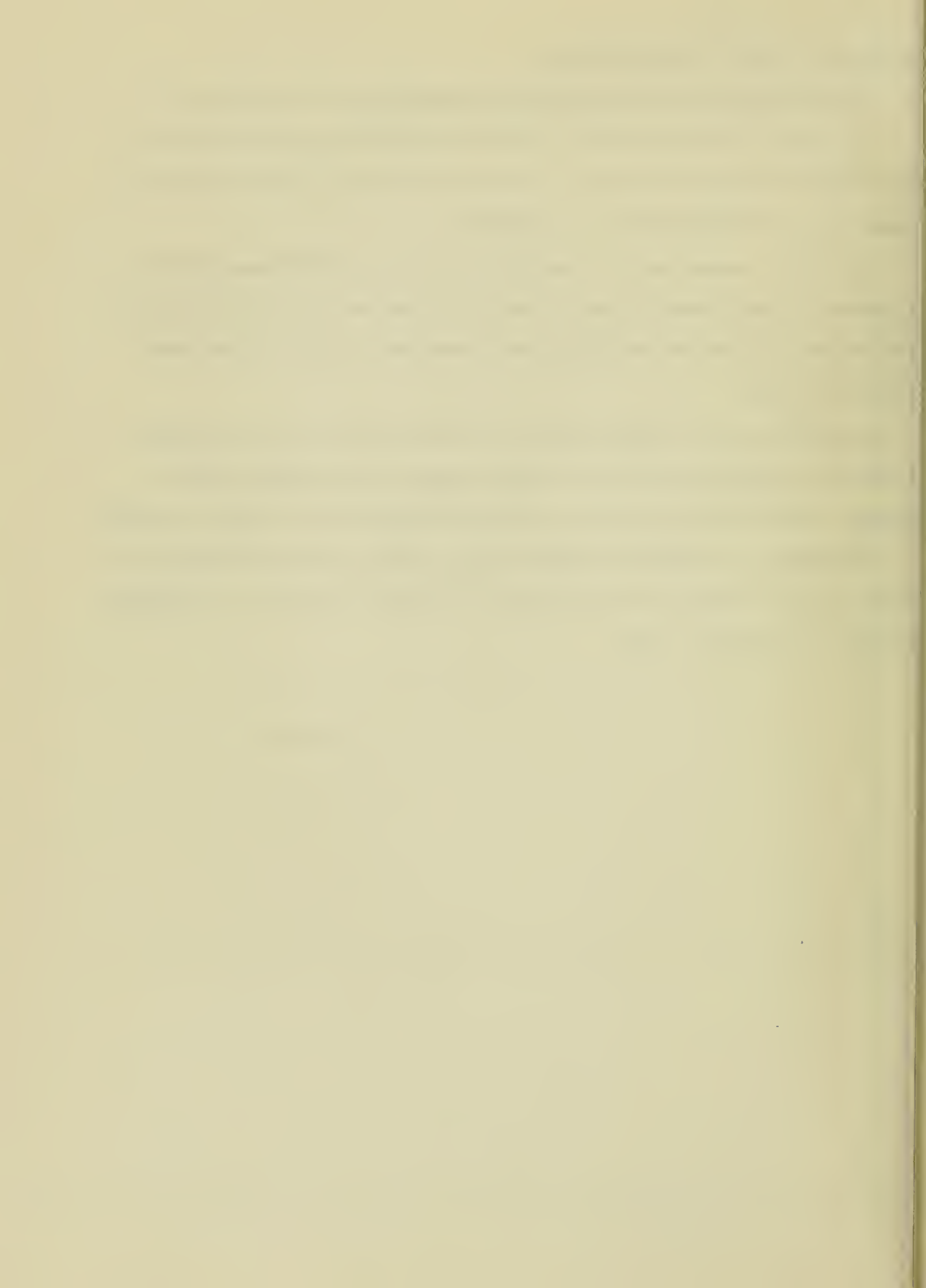
A. Action Programs for Community-Wide Code Compliance (See Attachment A)

In response to HUD area office questions concerning the Codes section of the Workable Program, Attachment A, a map showing Boston's Action Program for Community-Wide Code Compliance, is submitted.

As mutually agreed upon at a meeting on March 15, 1973 between the City of Boston's Commissioner of Housing Inspection and the HUD Area Office staff, the Program provides for the inspection of more than 65,000 dwelling units. (See Table Below)

In submitting this action program for Workable Program recertification, it should be emphasized that the ultimate success of the proposed effort depends significantly on the total available resources; both federal and local.

Supplement "I" submitted to HUD on March 5, 1973, provides additional information that updates the Codes and Code Enforcement Section of the Workable Program as of February, 1973.



CODE ENFORCEMENT AREAS

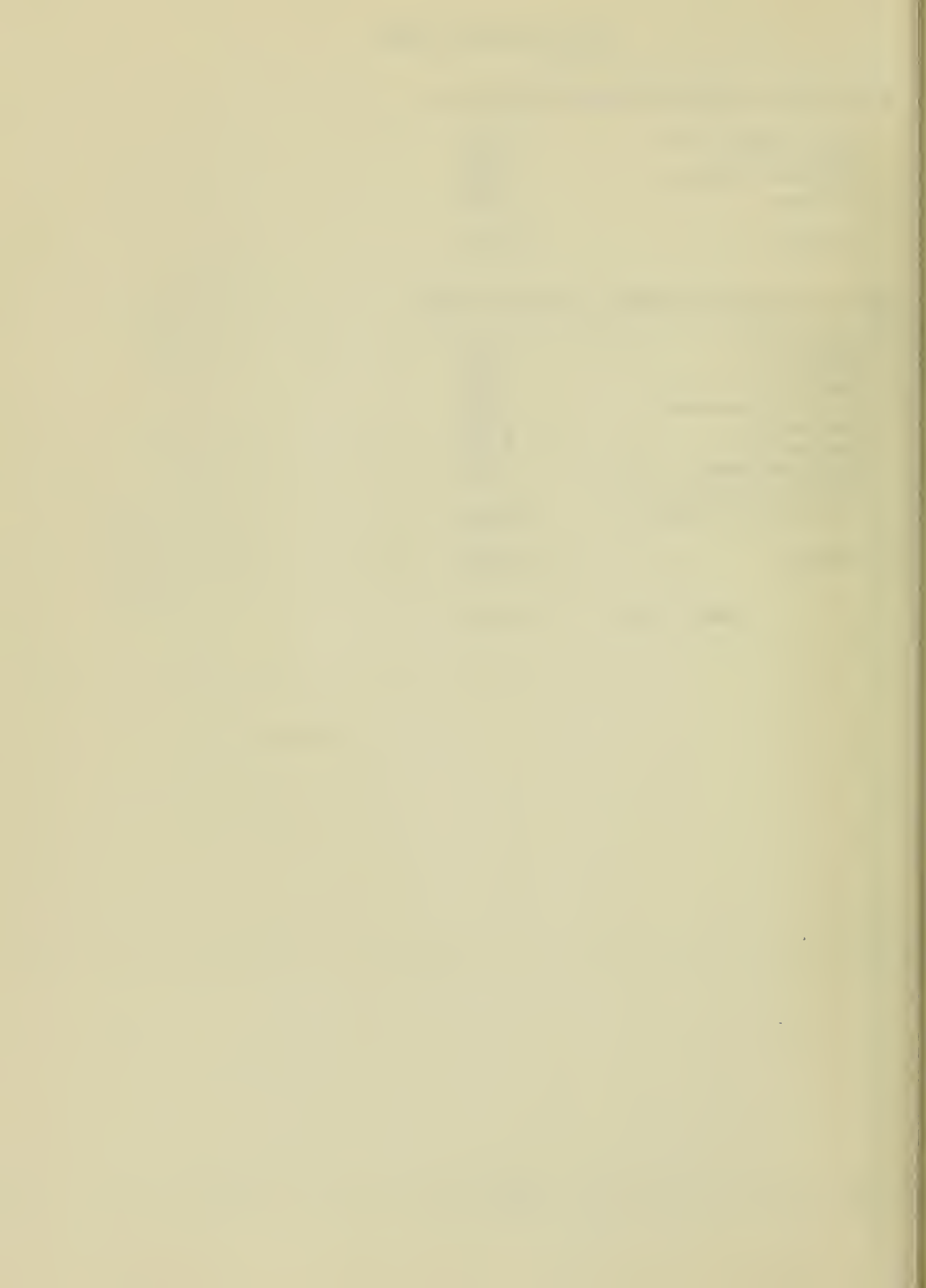
IN EXECUTION - CONCENTRATED CODE ENFORCEMENT

Fields Corner/Ronan	46,000
Jamaica Plain	5,200
Mt. Bowdoin/Codman	10,100
Egleston	<u>2,300</u>
Sub-Total	22,200

PRIORITY AREAS FOR SYSTEMATIC CODE ENFORCEMENT

South Boston	11,300
Mattapan	7,000
Savin Hill	500
Blue Hill/Greenwood	2,800
Roslindale	5,000
Jamaica Plain	5,200
Allson/Brighton	1,200
Selected Areas Throughout the City as Needed	<u>10,000</u>
Sub-Total	43,000

GRAND TOTAL	65,200
-------------	--------

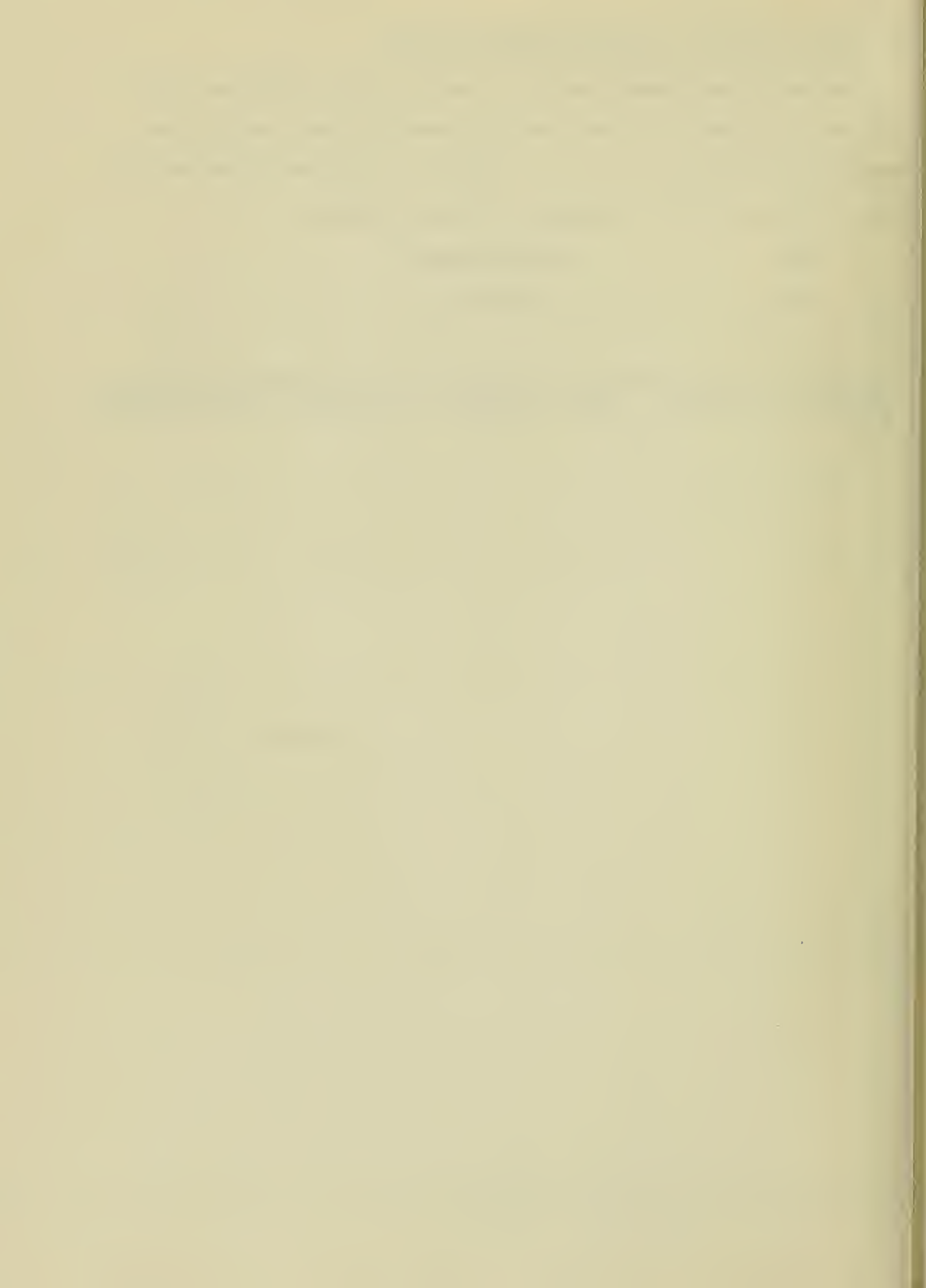


B. Code Enforcement Staffing and Budget Resources

The staffing and budget resources allocated to code enforcement during 1973 are approximately the same statistics noted on pages 7 and 8 of the Workable Program Application with the exception of the Fire Prevention Division. 1973 data for this department is noted as follows:

<u>Staff</u>	<u>Estimated Budget</u>
* 68	\$884,000

*includes 61 personnel assigned to inspections and related activities (i.e., examination of places). Another 7 personnel are involved in Arson Investigation.



C. Code Enforcement Data

The following table provides updated data on code enforcement inspection activities for 1972.

Code

Permits
Issued

Inspec

Total Inspected

Found in Violation

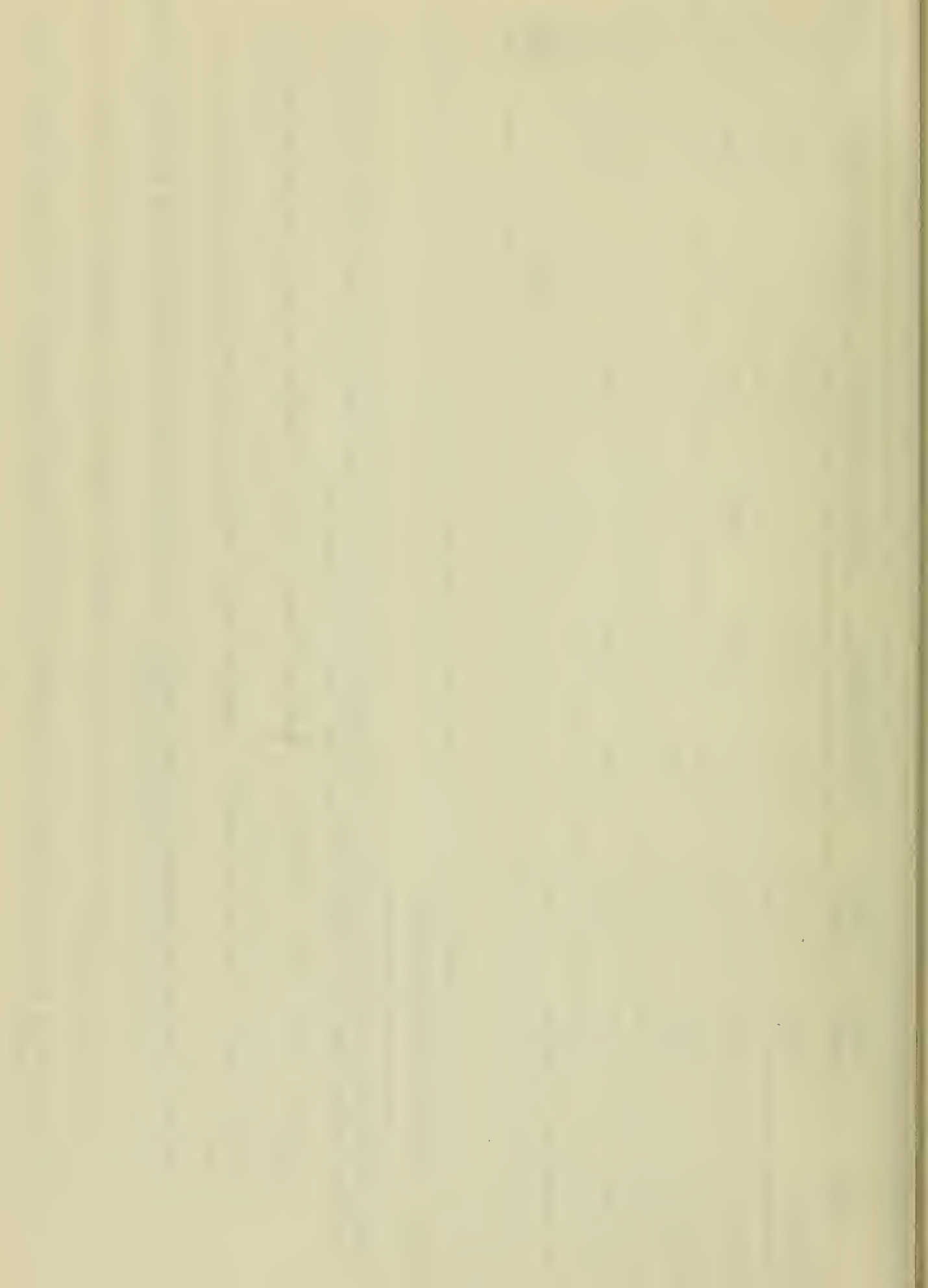
Weight

Code	Permits Issued	Inspections*	Total Inspected		Found in Violation**		Violations Abated		Razed	
			S	D	S	D	S	D	S	D
Housing	xxxxxx	37,979	20,420	49,811	-	50,991 ⁽¹⁾	-	35,445 ⁽²⁾	22	
Building	4,446	57,265	11,453	45,812	480	1,703	390	1,150	561	
Plumbing	2,202	13,946	2,789	11,157	10	34	9	28	-	
Electrical	5,476	32,056	6,635	25,421	43	135	40	125	-	
Fire Prevention	68,000	115,000	-	-	12,000	-	9,700	-	242	
Other										

LEGEND: S-Structure D-Dwelling Units

* Count inspections on the Following Basis: One inspection is one visit by one inspector to one building or structure.
 ** For housing codes, add any non-compliance carryover from prior inspections.

- 1) The total number found in violation is a combined figure reflecting violations in both structures and dwelling units.
- 2) The total number of violations abated is a combined figure reflecting violations abated in both structures and dwelling units.
- 3) The Housing Inspection Department placarded fifteen (15) structures with one hundred and sixty two (162) dwelling units and declared them unfit for human habitation.
 The Housing Inspection Department Section 117 Code Program has razed seven (7) structures with eighteen (18) units in code enforcement areas.
- 4) During the above period, the Boston Fire Department required 242 vacant structures to be secured against vandals and the elements.



Section 3: Planning and Programming

A. Role of BRA in the City's Planning Function

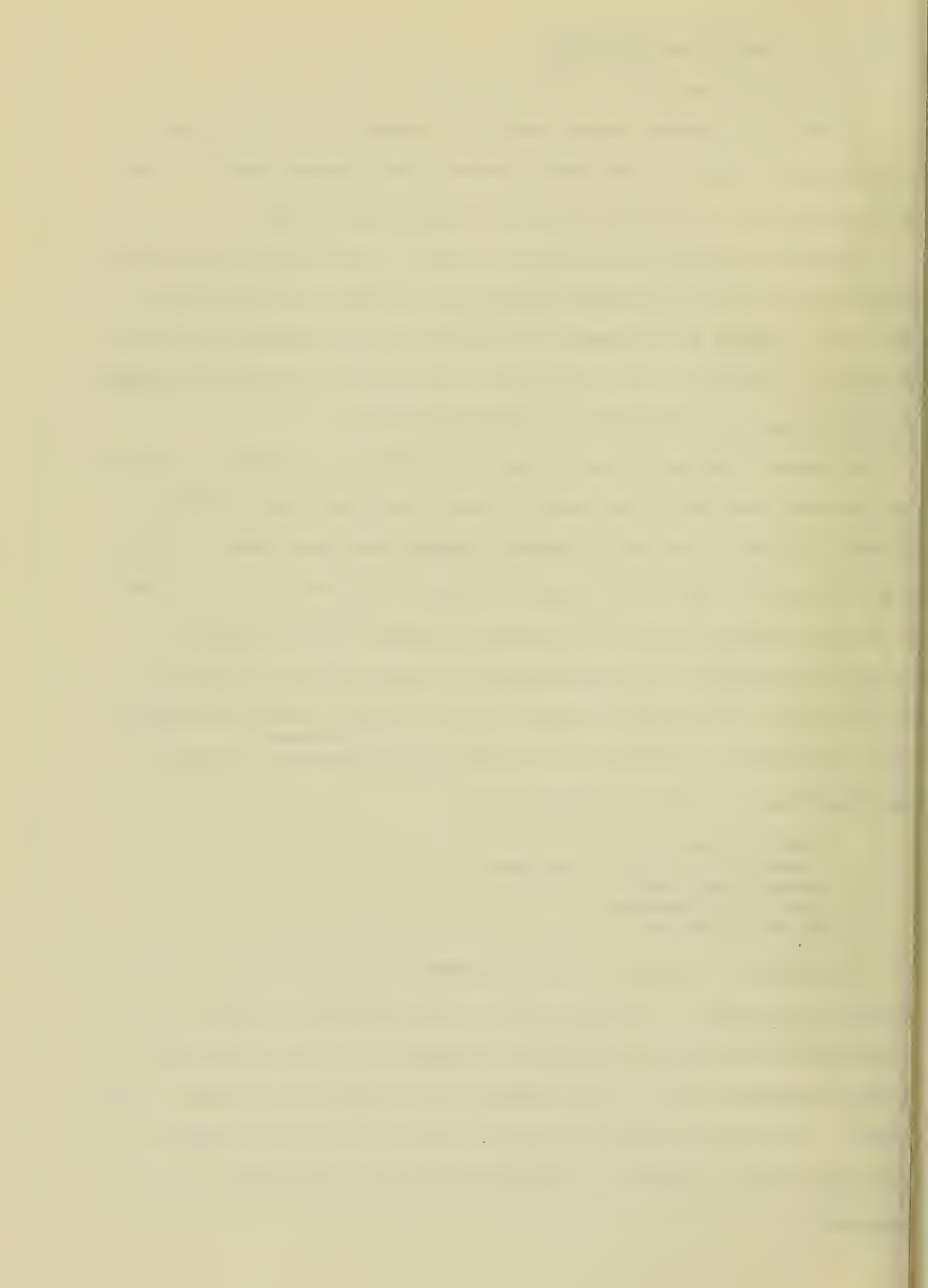
As the city's planning agency, the BRA is responsible for city-wide comprehensive planning, neighborhood planning, urban renewal planning, transportation planning, historic preservation planning, and zoning.

Information concerning the BRA's role in the City's Planning Function was contained in the original Workable Program Recertification Application and in the City's response to HUD Comments on February 9, 1973 previously submitted. Additional information on this subject is contained in The Boston Redevelopment Authority, Fact Book (Attachment C of this Supplement).

At present, the planning activities of the BRA are continuing to increase in importance relative to the agency's renewal functions. During 1972, the various divisions of the BRA performing planning were placed under the direct supervision of the BRA Deputy Director/Planning. This office is one of the three newly created positions (the others are Deputy Director/Community Development and Deputy Director/Development) designed to reflect the BRA's expanding role as coordinating agency for the City-wide Planning and Development. All planning activities of the following BRA Departments are now coordinated by the Deputy Director/Planning:

- Planning Department
- Transportation Studies Department
- Research Department
- Urban Design Department
- Mapping Department

The activities performed by these departments include: District Planning, community involvement in planning process, zoning, historic preservation, 701 planning, CRP planning, housing studies, recreation studies, transportation studies, economic studies, site and design review, graphics and mapping, among others. One essential product of these activities is the City's Capital Improvement Program on which BRA collaborates with the City's Public Facilities Department.



The following excerpts from the BRA Fact Book provides further details concerning current BRA planning activities.

The Planning Department has undertaken city-wide studies of housing, open space and recreation, industrial development, and institutional expansion; as well as broad transportation policy as it relates to land use and community development. In cooperation with other BRA departments, the staff is preparing studies relating to the new General Plan for Boston that the Authority recently began. In this connection, the major focus of the coming year will be a study of the city's housing supply, needs, and ways of meeting future demand. The study is being undertaken with the assistance of a grant from HUD under the Comprehensive Planning Assistant (so-called "701") Program.

The District Planning Program is designed to provide planning services to Boston's neighborhood by developing, with extensive community participation, a comprehensive planning program for each of the fifteen planning districts, which are divided along traditional neighborhood boundaries. A district planner assigned to each district serves as a resource person to neighborhood groups, making available technical assistance when it is requested. All sections of the city have received planning assistance from the program, with major efforts to date in East Boston, Dorchester, Mattapan-Franklin, and Allston-Brighton.

While Planning activities in most urban renewal projects now in execution have been completed, the District Planning Staff provides planning assistance in these areas to other BRA staffs and community groups as required.

The Transportation Planning section carries out planning studies pertaining to traffic, parking, public transportation and

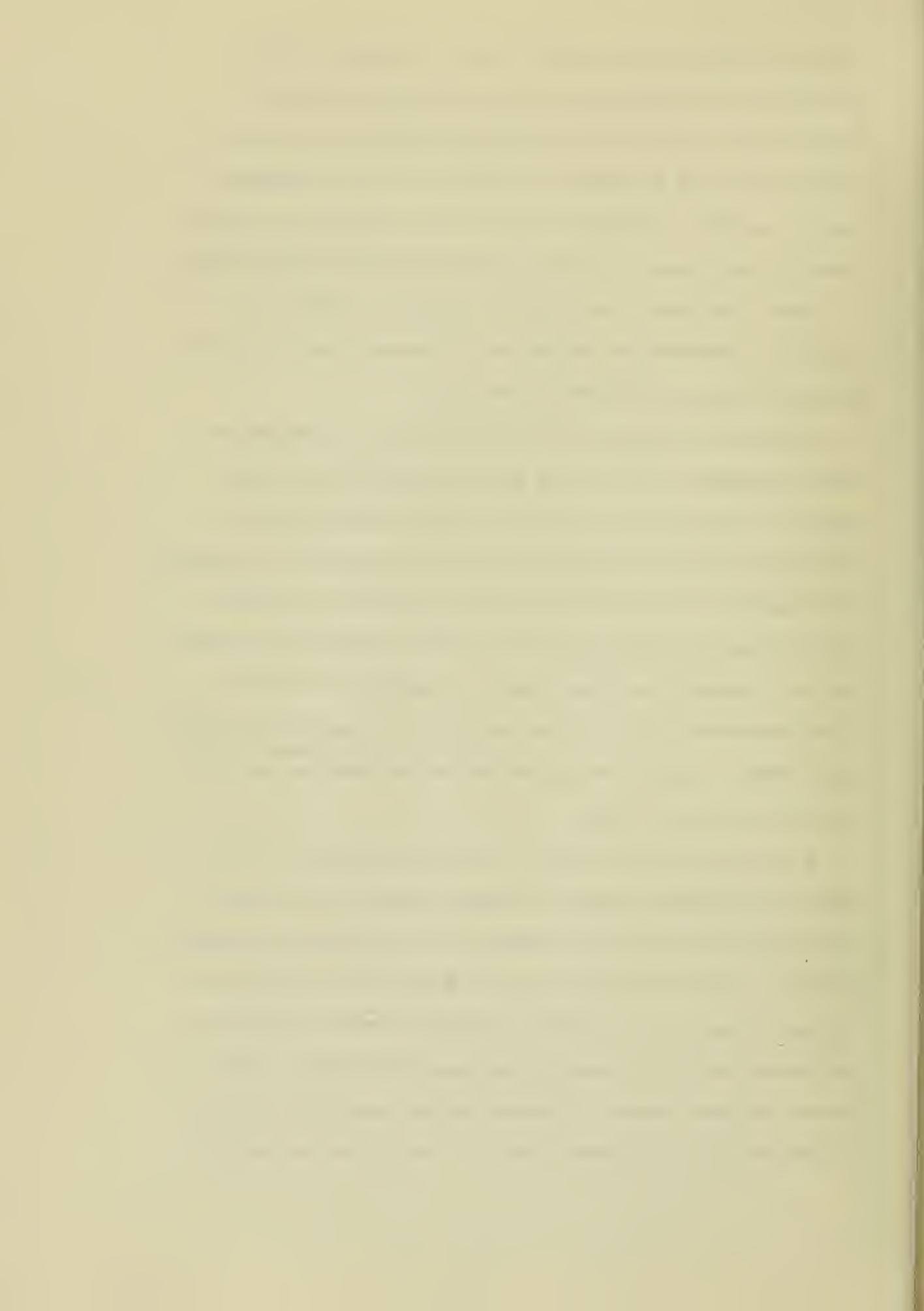
The first of these is the fact that the
the second is the fact that the
the third is the fact that the
the fourth is the fact that the
the fifth is the fact that the
the sixth is the fact that the
the seventh is the fact that the
the eighth is the fact that the
the ninth is the fact that the
the tenth is the fact that the
the eleventh is the fact that the
the twelfth is the fact that the
the thirteenth is the fact that the
the fourteenth is the fact that the
the fifteenth is the fact that the
the sixteenth is the fact that the
the seventeenth is the fact that the
the eighteenth is the fact that the
the nineteenth is the fact that the
the twentieth is the fact that the
the twenty-first is the fact that the
the twenty-second is the fact that the
the twenty-third is the fact that the
the twenty-fourth is the fact that the
the twenty-fifth is the fact that the
the twenty-sixth is the fact that the
the twenty-seventh is the fact that the
the twenty-eighth is the fact that the
the twenty-ninth is the fact that the
the thirtieth is the fact that the
the thirty-first is the fact that the
the thirty-second is the fact that the
the thirty-third is the fact that the
the thirty-fourth is the fact that the
the thirty-fifth is the fact that the
the thirty-sixth is the fact that the
the thirty-seventh is the fact that the
the thirty-eighth is the fact that the
the thirty-ninth is the fact that the
the fortieth is the fact that the
the forty-first is the fact that the
the forty-second is the fact that the
the forty-third is the fact that the
the forty-fourth is the fact that the
the forty-fifth is the fact that the
the forty-sixth is the fact that the
the forty-seventh is the fact that the
the forty-eighth is the fact that the
the forty-ninth is the fact that the
the fiftieth is the fact that the
the fifty-first is the fact that the
the fifty-second is the fact that the
the fifty-third is the fact that the
the fifty-fourth is the fact that the
the fifty-fifth is the fact that the
the fifty-sixth is the fact that the
the fifty-seventh is the fact that the
the fifty-eighth is the fact that the
the fifty-ninth is the fact that the
the sixtieth is the fact that the
the sixty-first is the fact that the
the sixty-second is the fact that the
the sixty-third is the fact that the
the sixty-fourth is the fact that the
the sixty-fifth is the fact that the
the sixty-sixth is the fact that the
the sixty-seventh is the fact that the
the sixty-eighth is the fact that the
the sixty-ninth is the fact that the
the seventieth is the fact that the
the seventy-first is the fact that the
the seventy-second is the fact that the
the seventy-third is the fact that the
the seventy-fourth is the fact that the
the seventy-fifth is the fact that the
the seventy-sixth is the fact that the
the seventy-seventh is the fact that the
the seventy-eighth is the fact that the
the seventy-ninth is the fact that the
the eightieth is the fact that the
the eighty-first is the fact that the
the eighty-second is the fact that the
the eighty-third is the fact that the
the eighty-fourth is the fact that the
the eighty-fifth is the fact that the
the eighty-sixth is the fact that the
the eighty-seventh is the fact that the
the eighty-eighth is the fact that the
the eighty-ninth is the fact that the
the ninetieth is the fact that the
the ninety-first is the fact that the
the ninety-second is the fact that the
the ninety-third is the fact that the
the ninety-fourth is the fact that the
the ninety-fifth is the fact that the
the ninety-sixth is the fact that the
the ninety-seventh is the fact that the
the ninety-eighth is the fact that the
the ninety-ninth is the fact that the
the hundredth is the fact that the

inter-city transportation issues. Staff activities include participation in the Boston Transportation Planning Review, formulation of state and Federally funded TOPICS programs, and work with the MBTA to improve the quality of public transportation in the city. In addition, Transportation Planning provides technical assistance to the City's Traffic and Parking Department.

Under a HUD grant, the Historic Preservation staff is developing a comprehensive program for the preservation of historic building, landmarks and areas in the city.

The primary function of the Zoning staff is to prepare and review amendments to the Zoning Code and Zoning Maps for consideration by the Zoning Commission, and to review and make recommendations on petitions for conditional use permits, variances and exceptions to the Code that go before the Board of Appeal. (The BRA Board must vote approval of staff recommendations before they are forwarded to either group.) In addition, the Zoning staff coordinates BRA activities pertaining to Planned Development Areas (PDA), a special zoning designation available to developments of one acre or larger.

A major adjunct to the BRA's planning capabilities is the Research Department, established several years ago to evaluate the economic impact of urban renewal on the city and to formulate programs of action for the future. The early focus centered on information useful for planning, including studies on population and income, the city's expanding economy, and property values before and after renewal in several project areas, plus analyses of data from the 1970 Federal Census of Population and Housing.



Information management systems have been established for the development and rehabilitation activities of the BRA. Strategies are now being formulated for fiscal planning, housing and community development, economic and manpower development, and population and income goals for the city.

The Urban Design Department is composed of architects and landscape architects who are concerned with the design aspects of planning and redevelopment in the city. The department guides the development of the physical environment of the city and the way it shapes how people deal with, perceive and respond to the city that surrounds them. When the process is successful, the city becomes comprehensible and enjoyable to those who live, visit, and work in it.

Toward this end, the Urban Design staff is formulating a set of guidelines intended to direct the quality of the physical growth of the city that accompanies economic and social change--to balance this growth and change with the need to conserve Boston's special character, and to clarify the issues involved in making the urban environment more livable. The department is also heavily involved in several overall planning efforts in the central area and neighborhoods of Boston.

A more traditional role of the Urban Design Department is administration of the Design Review Process, the evaluation of design proposals submitted by a redeveloper's architect for a parcel within an urban renewal project. This involves a continuing dialogue--within a formal review procedure--between the staff architect assigned to each renewal project and the redeveloper's architect to ensure that the proposal satisfies the design objectives and development controls set forth in the Developer's Kit

that is prepared by the staff for each available parcel. The parcel on which redevelopment will take place is not sold to the developer until final design approval of the project is given.

Applications for 121A developments, Planned Development Areas, and all petitions to the Board of Appeal are reviewed by Urban Design staff as well. Critical design issues are referred to a nine-member panel of Boston architects known as the Design Advisory Committee.

Urban Design also provides architectural, landscape and rehabilitation services to city agencies and to other BRA departments. Assistance has been given to the Parks and Recreation Department in the design and development of recreational spaces and facilities, and to the Public Works Department and BRA Engineering staff on matters of street lighting, tree planting and street realignment. Rehabilitation assistance is given to site office staff in the design aspects of both private and Federally financed rehabilitation.

B. District Planning Program

1. Steps to Formalize District Planning

As the District Planning Program expands and gains experience, steps to formalize the program proceed in two directions: 1) Structuring staff organization and community participation, discussed in items 1, 2 & 3 below, and 2) Preparing comprehensive plans for the districts, described in B & C below.

a. Staff Assignments

Nineteen full-time staff currently participate in the Authority's District Planning Program. Staff has been increased to include 10 professionals serving as district planners and 4 other professionals providing additional administrative and long range planning services.



The 10 district planners are assigned to cover all areas of the City:

<u>PLANNERS</u>	<u>DISTRICTS</u>	<u>POPULATION</u>
Team 1 (2 Planners)	Jamaica Plain	46,800
	Roslindale	39,400
	West Roxbury	33,900
	Hyde Park	36,200
		<u>156,300</u>
Team 2 (2 Planners)	Back Bay-Beacon Hill	29,100
	Fenway-Kenmore	34,400
	Allston-Brighton	63,700
		<u>127,200</u>
Team 3 (2 Planners)	Charlestown	15,400
	South Boston	38,500
	Central Areas	17,200
	South End	22,800
		<u>93,900</u>
Team 4 (2 Planners)	Washington Park-	
	Model Cities	71,300
	Dorchester	107,200
		<u>178,500</u>
1 Planner	East Boston	38,900
1 Planner	Mattapan-Franklin	45,100

The four other professionals include the department head and a core long-range planning team. Five paraprofessionals help with data collection and analysis.

b. Community Participation

The structure for community participation varies to suit the type of community organizations active in each district. Local advisory councils representing their entire districts were established in four areas at the inception of the district planning program. In other areas, the district planners work with a variety of groups, sometimes covered by one or more umbrella groups. In areas lacking civic groups, the planners rely on the Little City Hall managers to organize community participation in planning activities. Other sections of this document describe the community groups in detail.



The district planners are in touch with local leaders, community groups and Little City Hall managers on a day-to-day basis. A quarter to a third of their time, including evening meetings, is spend in the communities.

2. Comprehensive Plans & Plan Components

a. Setting Foundations

The District Planning Program is at various stages of development in the planning districts. In the areas, where district planners have been active the longest, the planners have become well acquainted with the districts and have developed programs for districts which are now serving as the basis for the preparation of District Master Plans.

In other areas where district planning activities have only recently been made possible through an expanded staff, the district planners are active gaining basic knowledge of the communities, guiding day-to-day development decisions, and establishing rapport with the districts' residents.

b. District Comprehensive Plans

Comprehensive plans are being prepared for Dorchester, East Boston, and Mattapan-Franklin as the first three of a series of plans to be prepared for all the districts. The East Boston plan is being prepared in three phases: 1) Inventory, 2) Analysis and 3) Recommendations. The plan is now mid-way in the Analysis phase. The Dorchester plan is also being prepared in three phases: 1) Problem Identification, 2) Analysis and 3) Synthesis, and is also approximately half-way through the Analysis phase. The East Boston plan is scheduled for completion in June, while the Dorchester plan will be completed in draft form in April.

The housing component of a comprehensive plan is being prepared for all planning districts. Preliminary housing reports have been completed for four districts, while reports for another four areas are near completion. Final housing reports for all fifteen districts are scheduled for completion in April.



Two commercial studies are underway--a detailed study of commercial areas in Mattapan-Franklin and a parking and physical improvements study of all commercial areas in the City. Both are near completion and will serve as input to the commercial sections of the proposed series of comprehensive district plans.

A preliminary 10-year Capital Improvements Program covering all the planning districts has been completed and is currently in the process of revision.

C. Zoning - Legal Status of Planned Development Area Subdistrict

In response to HUD's question concerning the legality of the Planned Development Area Subdistrict provided for in the City of Boston Zoning Ordinance the legal opinion contained in the letter to the Mayor of Boston from the City of Boston's Corporation Counsel is submitted below.



CITY OF BOSTON



ROBERT P. GLEASON
Corporation Counsel

LAW DEPARTMENT

CITY HALL
BOSTON, MASSACHUSETTS 02201
722-4100

March 21, 1973

Honorable Kevin H. White
Mayor of Boston
City Hall
Boston, Massachusetts 02201

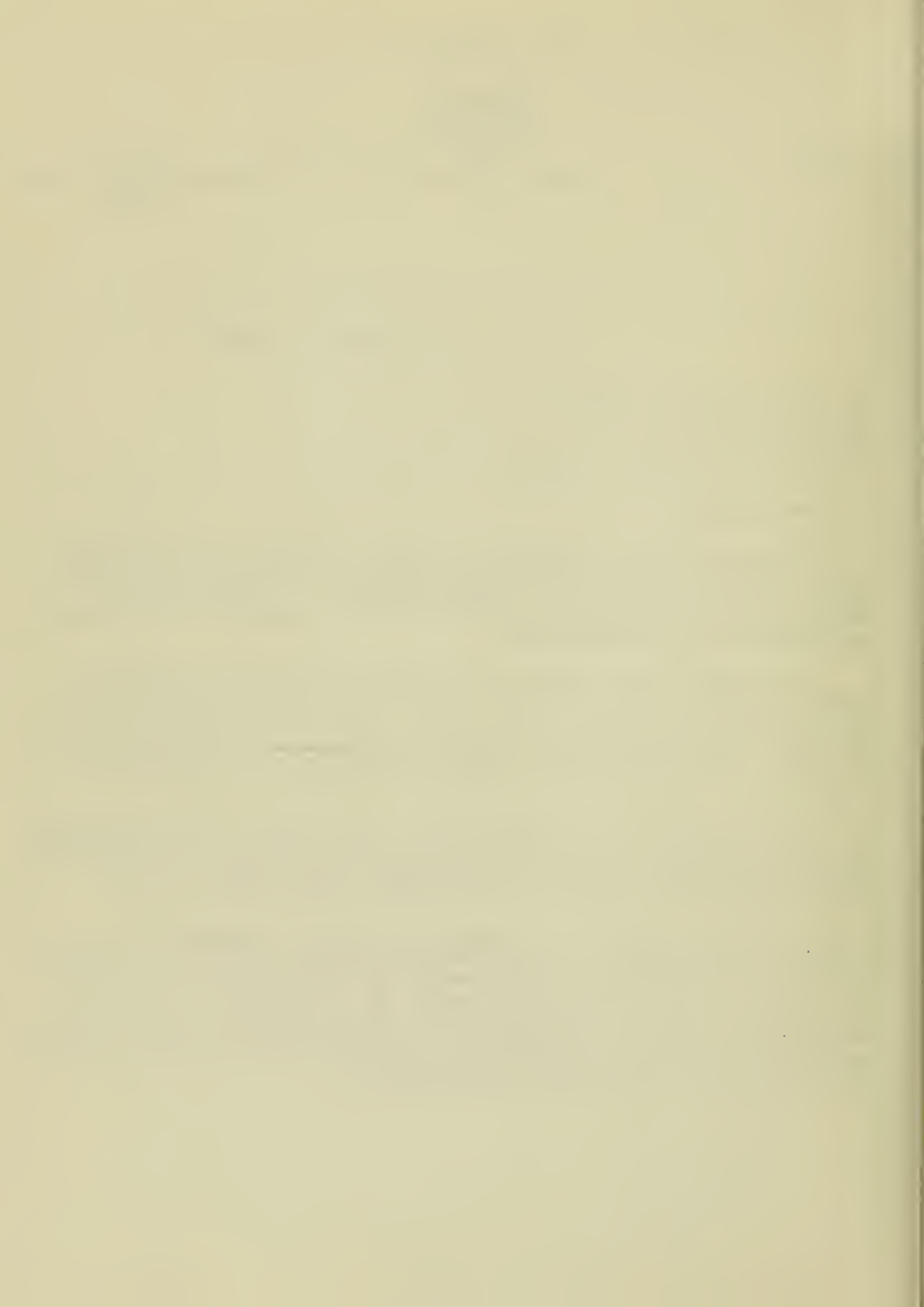
Dear Mayor White:

On March 12, 1973, Robert T. Kenney, Director of the Boston Redevelopment Authority requested my Opinion regarding the current legal status of the Boston Zoning Ordinance, in view of HUD's Regional Counsel memorandum questioning the legality of a "planned development area" subdistrict.

The Boston Zoning Code was originally adopted by the Boston Zoning Commission in 1963 and became effective on December 31, 1964 under the authority of St. 1956, c. 665, which was adopted by the City Council on May 19, 1958, and approved by the Mayor on May 22, 1958. The code has been amended many times; the "planned development area" provision was added on April 30, 1968.

It is significant to note that, among others, the John Hancock Insurance Company, the National Shawmut Bank and Charles River Park have all proceeded with major developments under the "planned development area" provision of the Boston Zoning Code.

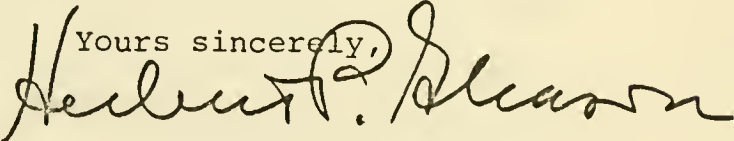
I am also aware of the federal regulations regarding the community's submission of the Workable Program, RHA 7100.1, Chapter 3, page 5, subsection C. which states that "a community intending to apply for urban renewal assistance is advised that approval of the housing, building, and other code requirements of the Workable Program will constitute compliance for urban renewal purposes with Section 101(a) of the Housing Act of 1949, and no additional information will be required for that purpose."



Honorable Kevin H. White

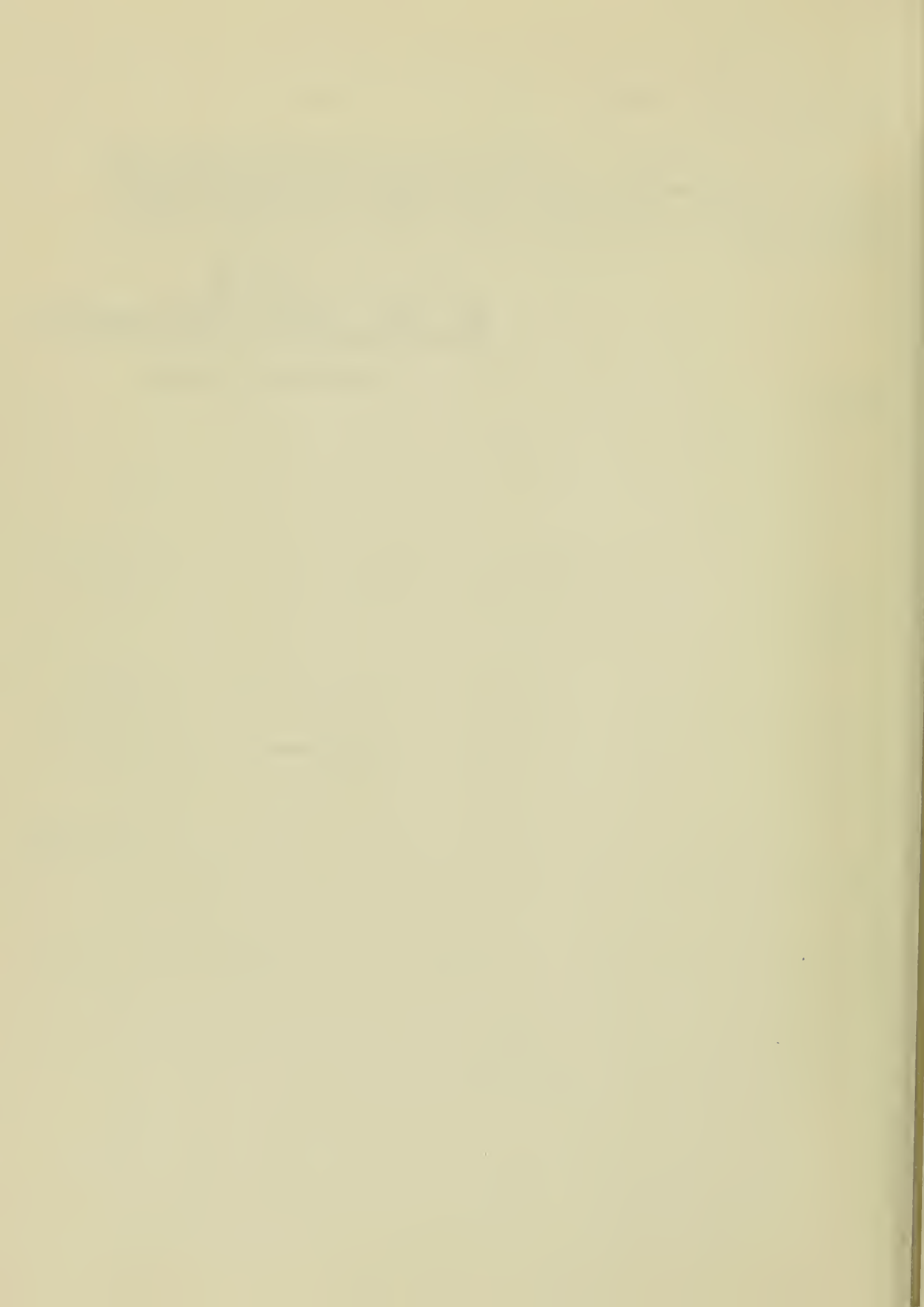
-2-

It is, therefore, my opinion that the City of Boston does have a validly adopted zoning code, which is in full force and effect, and that the City is consequently in compliance with Section 101(a) of the Housing Act of 1949 with respect to its zoning code.

Yours sincerely,


Corporation Counsel

HPG:dk



D. Historic Preservation and Community Renewal Program

1. Historic Preservation

The results of the previously financed Historic Preservation Planning Programs (P-147 and P-163) have been used extensively in local planning and decision making in the following respects.

(1) Major staff and consultant efforts were expended in formulating legislation which would establish the Boston Landmarks Commission. A final bill has been prepared, and is currently being reviewed by the present Commission, Boston Redevelopment Authority and the Mayor's Office. It is anticipated that the legislation will be submitted to the General Court as a home rule petition during this current legislative session.

(2) Surveys and studies carried out under these preservation planning programs have been used extensively in developing recommendations for proposals to the Department of the Interior for placing numerous structures of historic importance on the National Register.

(3) In addition, work carried out under these programs has led to the selection of priorities for historic preservation and funds have subsequently been sought and received for carrying forth several projects of historic significance.

(4) Work carried out under the preservation planning programs has provided the basis and documentation for further preservation activities presently being carried out in relation to Boston Bicentennial Celebration.

(5) As a result of the activities noted above, the following specific projects have been proposed:

a. Historic Preservation Projects Funded:

Quincy Market
Old State House
Faneuil Hall (submitted for funding)



b. Historic Parks Funded:

Boston Common and Garden
Copps Hill Terrace
Paul Revere Mall
Phipps Street Burial Grounds (Charlestown)
Olmsted Park System
Fort Hill (Highland Park)
Commonwealth Avenue Mall

c. Historic Parks and Squares Proposed for Funding by Various State and Federal Agencies:

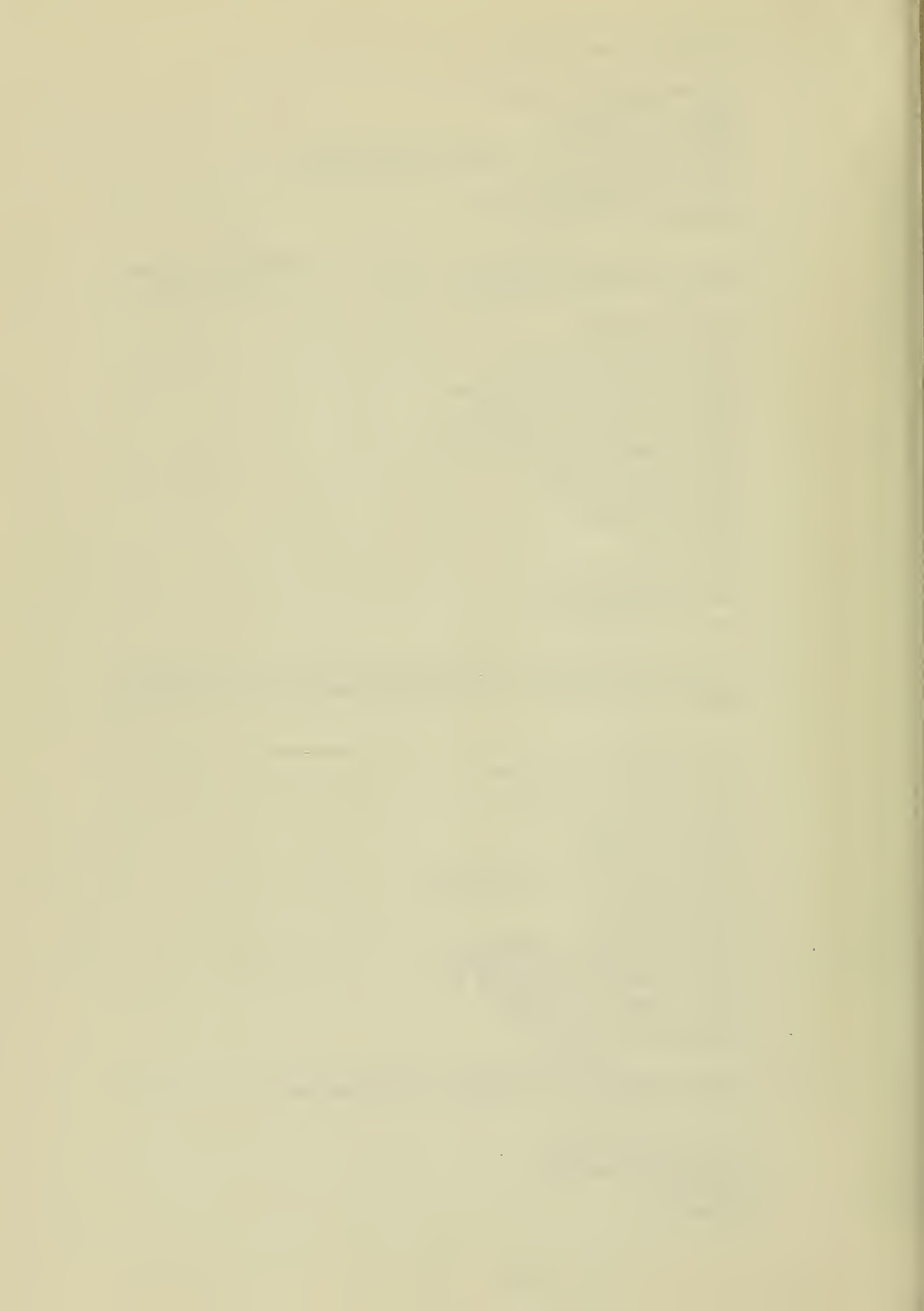
Winthrop Square
Paul Revere Mall
Granary Burial Grounds
King's Chapel Burial Grounds
Copps Hill Burial Grounds
Dorchester Mall Burial Grounds
Boston Common and Garden
Olmsted Park System
Independence Square
South End Square
Thomas Park
Fort Hill
Liberty Tree Park
Paul Revere Crossing
Tea Party Park

d. Historic Structures and Districts which Have Been Placed on the National Register or are being Recommended for National Register Status:

Highland Park
First Corps Cadet's Armory
Bonwit Teller
Town Hill (Charlestown)
Blackstone Block
Broad Street Area
South End District (a portion)
Eliot Square
Kittredge House
Edward Everett Hill House
Back Bay Residential District
Boston Center for the Arts
Boston Common and Garden
Arlington Street Church
Olmsted Park System

e. Areas Recommended as Landmarks, Architectural Conservation or Historic Districts:

South End (portion)
Charlestown (portion)
North End
Ashmont



Pierce Square, Dorchester
Bay Village
Germantown (West Roxbury)
Pond Area (Jamaica Plain)
Market District
Brophy Park (East Boston)

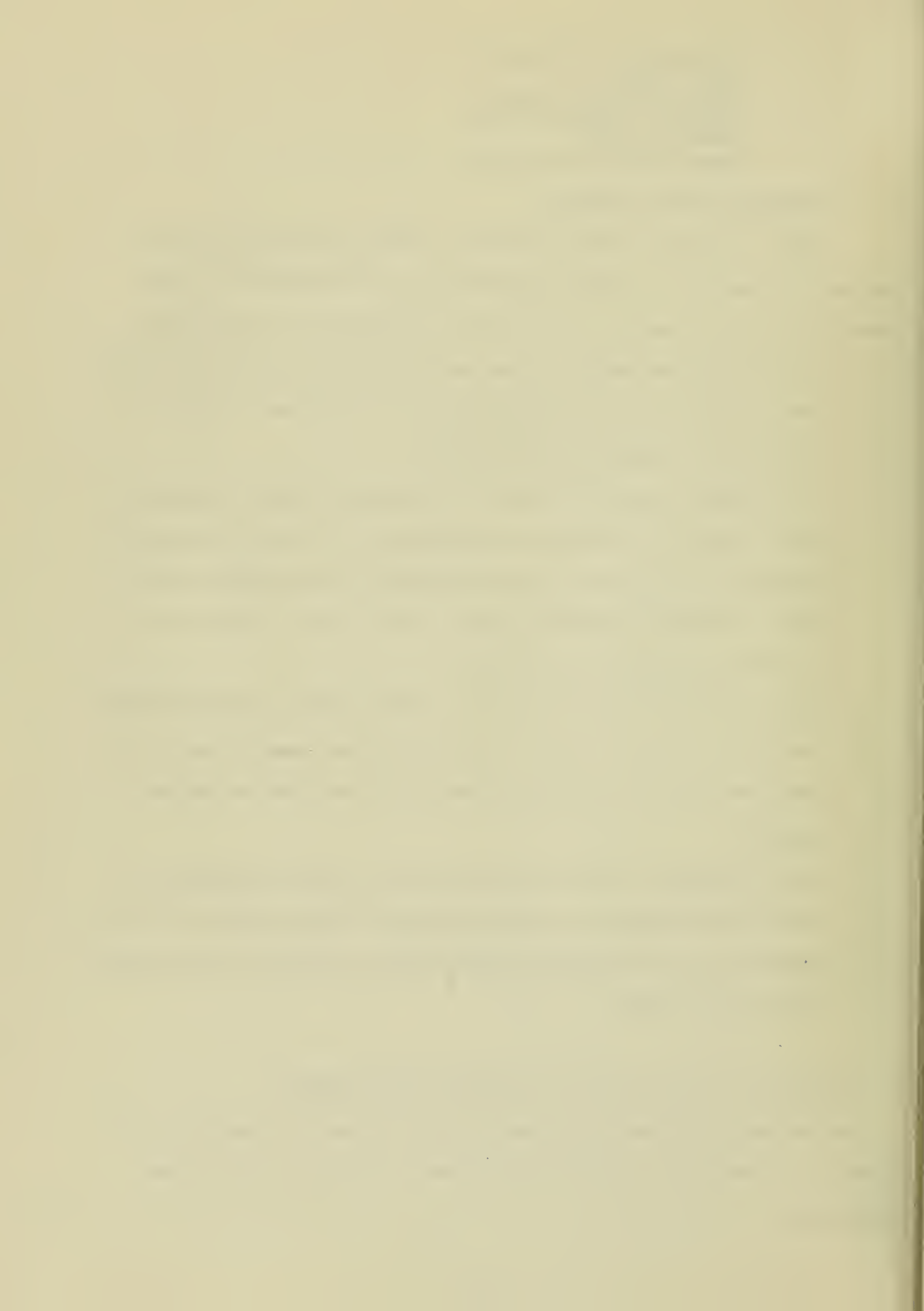
2. Community Renewal Program

While the major results of Boston's Community Renewal Program are just being released, the program, nevertheless, has been useful in local planning and decision making. Of particular importance are the following:

- (1) The data base which has been established through efforts carried out in the CRP has been used extensively in planning activities of the BRA and by several City Departments.
- (2) Preliminary reports on the City's economy, manpower and population, as well as forecasts for the potential of the City during the decade of the 70's, have been used widely by the Authority and the Mayor's Office in formulating public policy, and in raising issues for further discussion and study.
- (3) Preliminary reports on the Port of Boston have provided the basis for City policy with regard to the expansion of Logan Airport, and have been useful in discussions concerning the future of Boston's seaport.
- (4) The products listed in Section E below include items which are being prepared under the Community Renewal Program which will be used extensively by the Authority and the Mayor's Office in local planning and decision making.

E. Professional Staff Involved in Planning and Programming

The following information concerning staff involved in planning and programming is submitted to update data included previously in the original Application.



A. BRA

Physical Planners	28
Architects	12
Landscape Architects	4
Transportation Planners	8
Legal	13
Engineers	12
Research	10
Directors involved in the Planning, Urban Design, Transportation Planning and Engineering Depts.	7

B. Model City Administration

Legal	2
Physical Planners	4
Public Health	1
Social Planners	8
Economic Development Planners	1
Administrators	10
Education Planners	10
Fiscal	4
Data Collection & Analysis	7
Program & Proposal Developers	6

F. Public Facilities Construction Programs

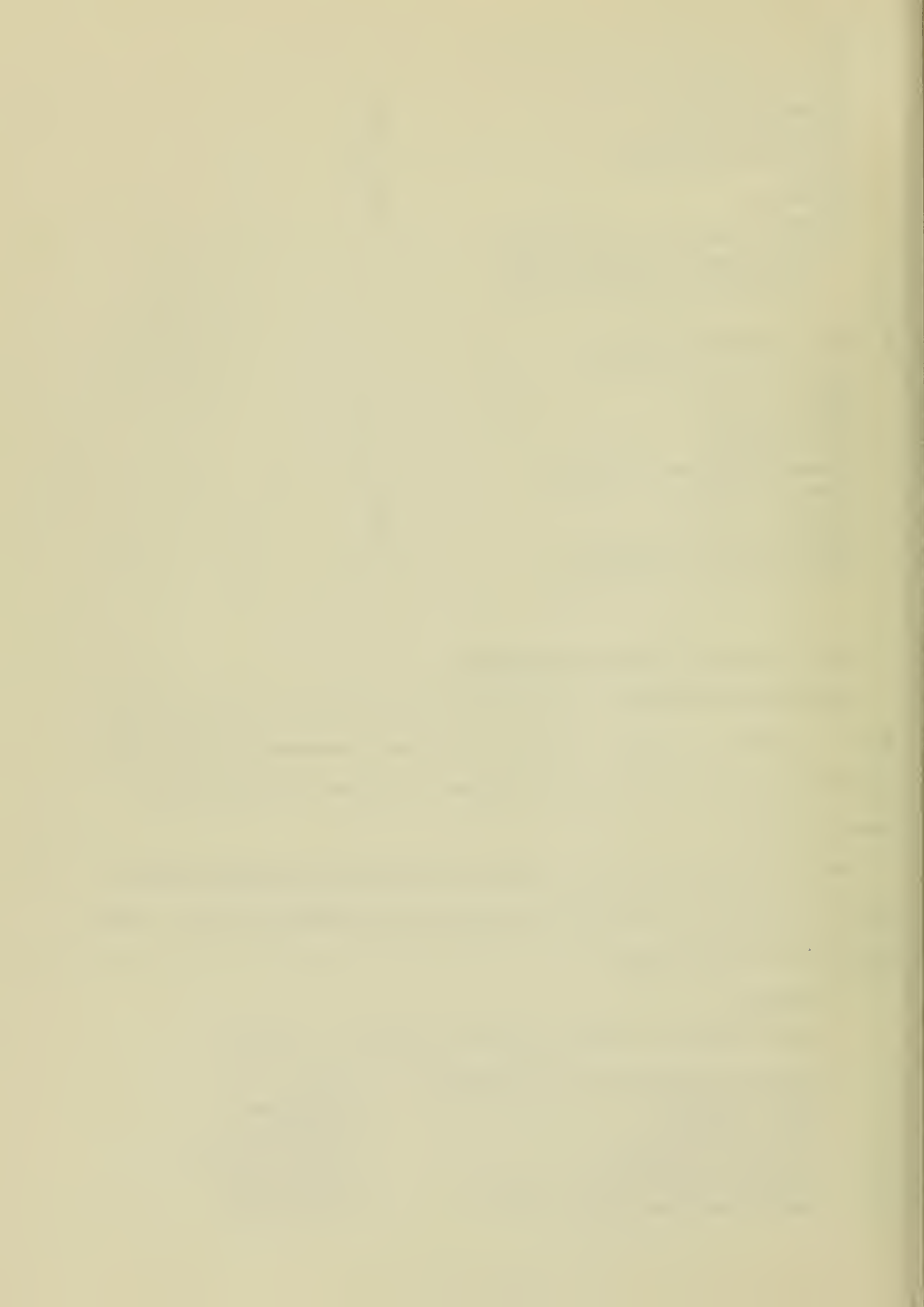
The following information concerning public facilities construction programs is submitted to update information provided in the original Application for Recertification of the Workable Program. It covers the period since January, 1972.

During 1972, the City's Public Facilities Department completed construction and opened for use various public facilities throughout the City. These facilities are listed below:

1. Schools

The following new schools were built and are in operation:

Hennigan Elementary (final completion)	Jamaica Plain
Kent Elementary	Charlestown
Tynan Elementary	South Boston
Holland Elementary	North Dorchester
New Agassiz Elementary	Jamaica Plain
Cleveland Middle (first section)	Fields Corner
Georgetowne Elementary	West Roxbury



In addition, the conversion of a building for a central kitchen to serve hot meals for school children and elderly was completed.

Construction is underway on the two following schools, which are scheduled to open in September, 1973.

Minot Hemenway
New English High School

Dorchester
Fenway

2. Libraries

Construction was completed during 1972 on an addition to the Central Library at a cost of 25 million dollars.

3. Fire Stations

A new fire station located in the Hyde Park area was constructed during 1972 and is currently in operation. Another fire station located in Dorchester section has recently reached construction completion stage but is not yet in operation.

4. Health Facilities

During 1972, construction was completed on the following health related facilities:

a) At the Boston City Hospital site, a Nurses Education Building, a Nurse and Doctors' Residence and a parking garage.

b) A new kitchen and dining facility at the Long Island Chronic Disease Hospital.

5. Indoor Recreational Facilities

A major indoor recreational facility was constructed and opened for use in the Washington Park area during 1972.

6. Community Facilities Construction in Model City Area

During 1972 the following community facilities were underway or completed in Model Cities Area.

a) Renovation of a building for use by a cultural group at a cost of \$200,000.



b) Construction was underway on a new interim health center and additional improvements were made to an existing health center. Cost of these two activities totalled \$135,000 as of December 1972.

c) Wprk was underway on renovation of a building for use as a dental clinic.

G. Public Improvements

The following information concerning public improvements is submitted to update information previously included in the original Application. It covers the period since January, 1972.

1. Urban Renewal

The following amounts were expended in the various renewal project areas for public improvements during 1972.

<u>Project</u>	<u>Amount</u>
West End	\$ 3,108
Washington Park	734,733
Government Center	1,441,300
North Harvard	--
Charlestown	441,851
South End	1,883,861
Waterfront	514,325
South Cove	1,013,786
Fenway	83,009
St. Botolph St.	13,569
Campus High	78,000
Central Business District (CBD)	<u>111,770</u>
	\$6,319,257

These public improvements include such items as streets, sidewalks, sewer and water lines, signal apparatus and related engineering fees.

The following amounts are estimated to be expended in each of the following renewal area during 1973 and 1974 for various public improvements including construction and reconstruction of streets, sidewalks, installation of sewer and water lines, and installation of new street lighting systems and traffic signalization.



<u>Project</u>	<u>Estimated Cost</u>
Washington Park	\$ 3,500,000
Government Center	1,500,000
Charlestown	4,200,000
South Cove	2,500,000
Campus High	3,200,000
Waterfront	* 8,400,000
Fenway	2,000,000
South Station	2,250,000
St. Botolph	170,000
South End	6,000,000
Kittredge Square	1,295,435
Brunswick-King	754,000
East Boston	507,000
Boylston-Essex	140,000

* includes 1.8 million to be expended for exterior restoration of Faneuil Hall Markets.

2. Public Works

The Public Works Department has expended the following sums for various public improvements in sections of the City outside renewal area during 1972.

Construction and Reconstruction of Public Ways	\$ 3,099,200
Construction of Sidewalks	\$ 260,600
Sewer and Water Projects	\$ 1,756,200
Bridge and Other Work	\$ 292,650

H. Planning Studies Completed or Underway

The following listings of Planning Studies completed or underway is submitted to update listings included in Supplement I and in the Original Workable Program Recertification Application, submitted to the HUD Area Office on March 5, 1973.

1. Planning Studies Completed During Period January 1972-February 1973

(See Attachment D)

- (1) Allston-Brighton: An Opportunity for Elderly Housing
(Washington-Corey Road Site)
- (2) Allston-Brighton: Project Selection Rating Report:
Neighborhood Development Program (NDP)



- (3) Allston-Brighton: Project Selection Rating Report:
Washington-Corey Neighborhood Development
Program (NDP) (New Area)
- (4) Alvah Kittredge House
- (5) Armory of the First Corp of Cadets
- (6) Bicentennial Preservation
- (7) Bicentennial Preservation Program for the Blackstone Block
- (8) Bicentennial Preservation Program for Highland Park/Elliott Square
- (9) Bicentennial Preservation Program for Isolated Sites
- (10) Bicentennial Preservation Program for Main St., Charlestown
- (11) Bicentennial Preservation Program for Broad St. Area
- (12) Blackstone Block
- (13) Boston Common and the Public Garden
- (14) Bussey Estate
- (15) Central Wharf
- (16) Charlestown Neck Study - July 18, 1972
- (17) Charlestown: Town Hill District
- (18) City of Boston: Current Problems and Issues - June 1972
- (19) City of Boston: A Demographic Revolution: The Impact of Office
Building and Residential Tower Development
- (20) City of Boston: Development Prospects; Commitment to the City
Future; Report of a Survey of Capital Investment
Projects and Programs, Underway, Planned and
Proposed.
- (21) City of Boston: Housing Development (1960-1972)
- (22) City of Boston: Neighborhood Development Program - Supporting
Documentation
- (23) City of Boston: Parks and Playground Needs and Supply (Conservation
Commission and BRA Special Projects)
- (24) City of Boston: Preliminary Report: Possible NDP's for Fiscal
1974 and Beyond



- (25) City of Boston: Sandbox, Reservation, or Dynamo?
- (26) City of Boston: Survey of New Housing 1960-1972
- (27) City of Boston: Thirteenth Annual Report of the Zoning Commission
- (28) City of Boston: Common and Public Garden
- (29) City of Boston: Custom House District
- (30) Dorchester Bay Study Draft
- (31) Dorchester: Bellflower Street Site Reuse Potentials - May, 1972
- (32) Dorchester District Plan Work Program
- (33) Dorchester: Review of Alsen-Mapes Proposal
- (34) East Boston General Plan Phase I Inventory
- (35) East Boston Project Selection Rating Report: Neighborhood Development Program
- (36) East Boston Waterfront Project Selection Rating Report: Neighborhood Development Program II (NDP II)
- (37) East Boston Project Selection Rating Report: Neighborhood Development Program (NDP) February, 1973
- (38) East Boston: Sumner Street Neighborhood Development Program
Special Environmental Clearance Report - March, 1973
- (39) Edward Everett Hale House
- (40) Fulton Street
- (41) Highland Park
- (42) John Eliot Square
- (43) Kittredge Square
- (44) Mattapan-Franklin: Blue Hill Avenue - Mattapan Square
Problems and Potentials (Discussion Paper #1)
- (45) Mattapan-Franklin: Blue Hill Avenue - Modifications to the Zoning Ordinance (Discussion Paper #2)
- (46) Mt. Vernon Church
- (47) North End: Project Selection Rating Report: Community Center
Neighborhood Facilities Program (703)
- (48) North End: Project Selection Rating Report: Open Space Program
Waterfront Park



- (49) Lena Park: Project Selection Rating Report: Neighborhood Development Program
- (50) Roslindale: Boston State Hospital Current Proposals - Feb. 1973
- (51) South End: Historic Preservation
- (52) South End: Environmental Clearance Report - Campus High School Urban Renewal Project
- (53) South End: Project Selection Rating Report: Franklin Square Housing Community Neighborhood Facilities Program (703)
- (54) South End: Kittredge Square Urban Renewal Project
Special Environmental Clearance Report
- (55) Washington Park/Model Cities: Project Selection Rating Report
Gouldville-Dudley
Neighborhood Development Program
Model Cities Subarea 4
- (56) Washington Park/Model Cities: Project Selection Rating Report
Lower Roxbury Social Services Complex
Neighborhood Facilities Program (703)
Model Cities Subarea 2
- (57) Washington Park/Model Cities: Project Selection Rating Report
National Center of Afro-American
Artists
Neighborhood Facilities Program (703)
- (58) Washington Park/Model Cities: Project Selection Rating Report
Quincy Street Neighborhood Development
Program (NDP)
Model Cities Subarea 5 (New Area)
- (59) Washington Park/Model Cities: Project Selection Rating Report
Quincy Street Neighborhood Development
Program (NDP)

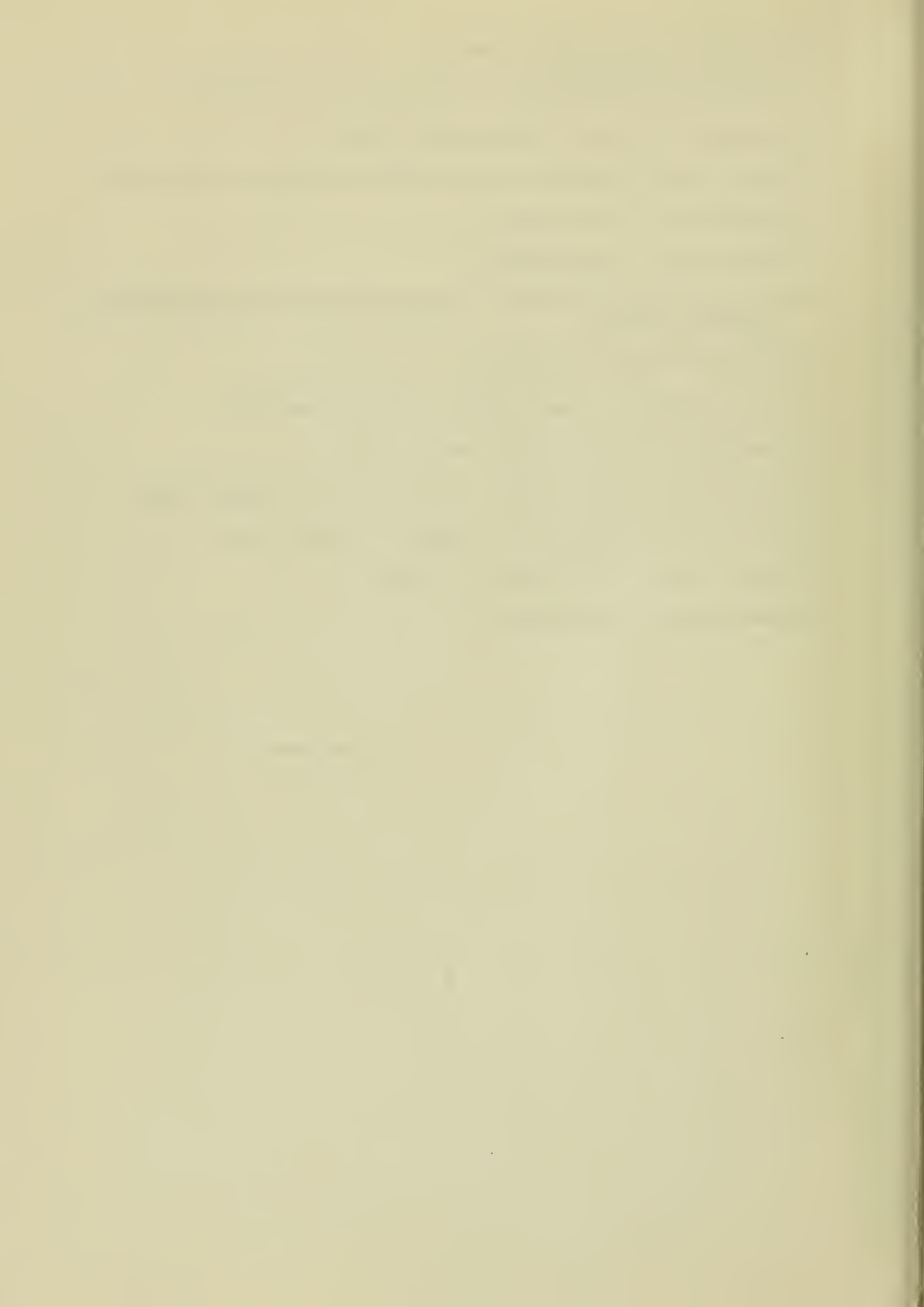
2. Planning Studies Underway

- (1) Allston-Brighton, Back Bay, Beacon Hill, Fenway-Kenmore: Parking Study
- (2) Allston-Brighton: Housing Study
- (3) Allston-Brighton: Zoning Study
- (4) Art and Cultural Facilities Needs and Program Development
- (5) Back Bay - Beacon Hill: A Land Use Profile of Ward 5
- (6) Beacon Hill: Reconnaissance Study

- (7) Boston's Emerging Development Strategy; Planning for the 1970's; A Community Development Program for Boston; Final Report of the Community Renewal Program
- (8) Boston's Population: A Demographic Analysis
- (9) Boston Plan for Downtown
- (10) Chinatown: Beech Street Report
- (11) Dorchester: Bikeway Study
- (12) Dorchester: General Plan
- (13) Dorchester: Historic Preservation Study
- (14) Dorchester: Housing Study
- (15) Dorchester: Bayside Mall Study
- (16) East Boston: General Plan
- (17) East Boston: Housing Study
- (18) East Boston: Maverick Neighborhood Study
- (19) Fiscal Aspects of the City of Boston Economy
- (20) Housing Development Strategy for Boston; Demand, Needs, Policy, Targets, Program
- (21) Investment in Boston; Evolution, Prospects, Potential, Policy Strategy, Targets, Program
- (22) Jamaica Plain - Mission Hill: Back of the Hill Study
- (23) Land Use in Boston
- (24) New Light on Boston's Population and Housing; Neighborhood Development Patterns; Report on the 1970 Census Results
- (25) Manpower Demand and the Labor Force of the City of Boston
- (26) Mattapan-Franklin: Franklin Field Study
- (27) Mattapan-Franklin: Blue Hill Avenue Retail Market Study
- (28) Mattapan-Franklin: Housing Study
- (29) Office Building Demand and Supply
- (30) Planning in Boston; The Historical Record
- (31) Public Attitudes Toward Urban Development: A survey



- (32) Public Facilities Needs of Boston
- (33) Public Safety Service Needs of the Future City of Boston
- (34) Residential Property Value Trends in Boston
- (35) Retail Trade Potential of Boston and Its Principal Neighborhoods
- (36) Roslindale: Census Analysis
- (37) South Boston: Housing Study
- (38) Survey of Characteristics of Tenants and Workers in New Residential and Office Towers
- (39) Survey of Subsidized Housing
- (40) Value of Boston's Housing Stock, 1950, 1960 and 1970
- (41) Washington Park/Model City: Housing Study
- (42) Washington Park/Model City: Franklin Park Zoo Parking Study
- (43) Washington Park/Model City: Model City General Plan
- (44) West Roxbury: High School Site Study
- (45) West Roxbury: Housing Study



Section 4: Housing and Relocation

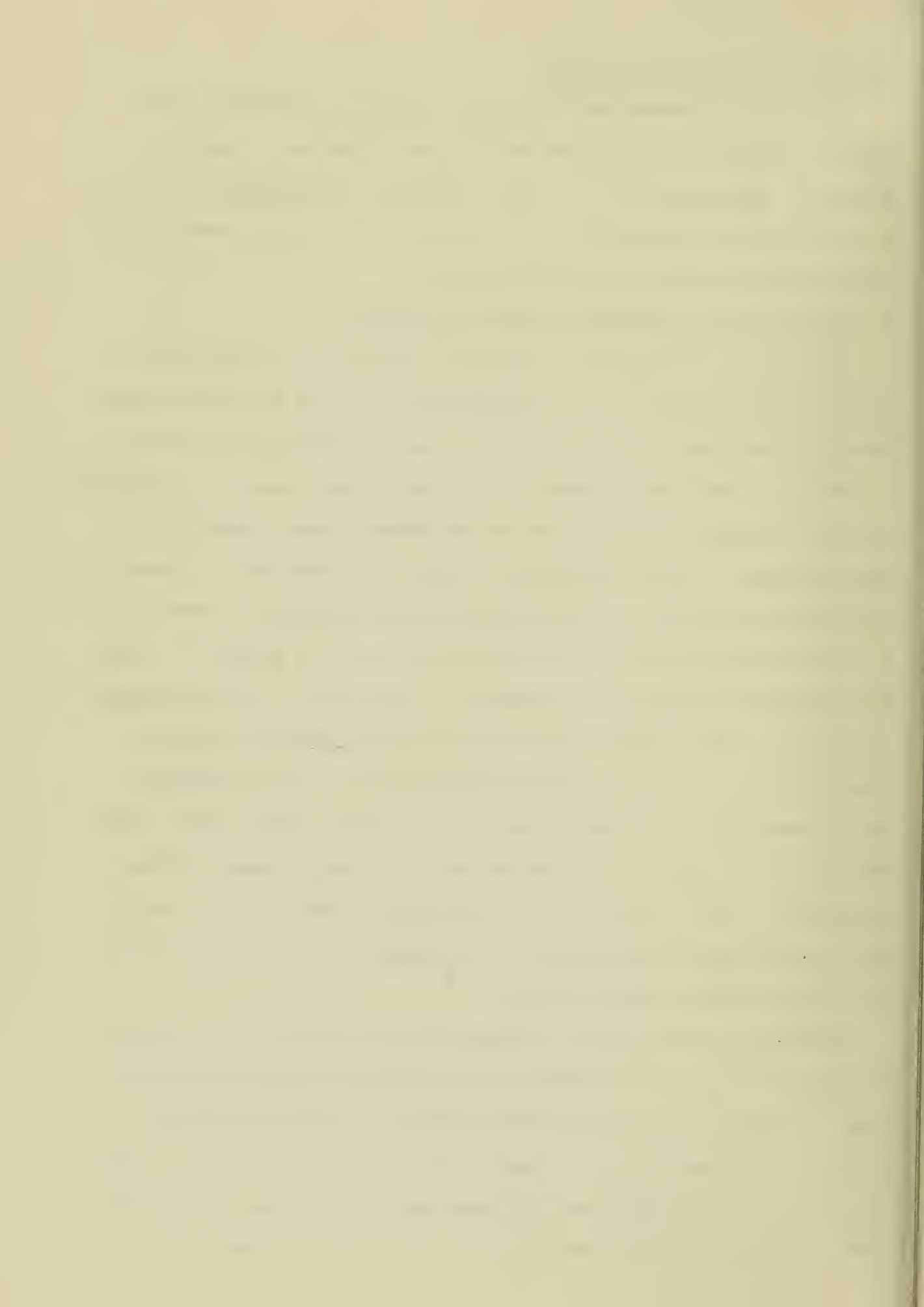
The following information is submitted in response to HUD Area Office questions concerning minority, low and moderate income housing and open occupancy. Supplement I and the City's Response to HUD Questions of February 9, 1973, previously submitted to HUD on March 5, 1973, provide other updated information concerning Housing and Relocation.

A. Minority, Low and Moderate Income Housing Supply

The following information is submitted to update data included in the original Workable Program Recertification Application and to respond to HUD Area Office questions concerning minority, low and moderate income housing.

Boston has mobilized substantial public and private resources in a program to expand the supply of housing for low and moderate income households and minority groups. New construction has significantly increased the number of dwelling units available to low and moderate income households. From January 1, 1970 to December 31, 1971, 2,136 units were built. By December 31, 1973, 4,172 more units will have been completed. From January 1, 1974 to December 31, 1975, at least 3,046 units will be built (about 1,500 more units were planned but had not received FHA commitments before the recent subsidized housing moratorium). For the six year period, 1970 to 1975, at least 9,354 new units will be added to the housing supply for low and moderate income households. This is 4% of the total housing stock which existed in Boston in 1970, and represents a 50% increase in the number of subsidized units built for low and moderate income households.

Boston has pursued a policy of providing subsidized housing in virtually all areas of the City. The majority of new subsidized construction was outside of predominately black and spanish-speaking or racially mixed areas: In 1970-1971, 1,680 units or 78% of the total were outside such areas: In 1972-1973, 2,660 units or 68% of the total were outside such areas: and in 1974-1975, 2,226 units or 72% of the total will be outside such areas.



Rehabilitation of existing housing under Section 221d(3) and 236 programs does not expand the supply of housing, but it can bring housing occupied by low and moderate income households up to decent standards. Approximately 1,500 units were rehabilitated with Federal subsidy in 1970-1971, and at least 1,600 more will be rehabilitated with Federal or State subsidy in 1972-1973. Availability of funding is uncertain, but at least 1,000 more units may be rehabilitated under the above programs, with subsidy during 1974-1975. Boston has, with the full cooperation of FHA, concentrated the rehabilitation of existing housing in the areas where the need is greatest; for this reason, most of the rehabilitated housing has been and will be in racially mixed or minority concentrated areas.

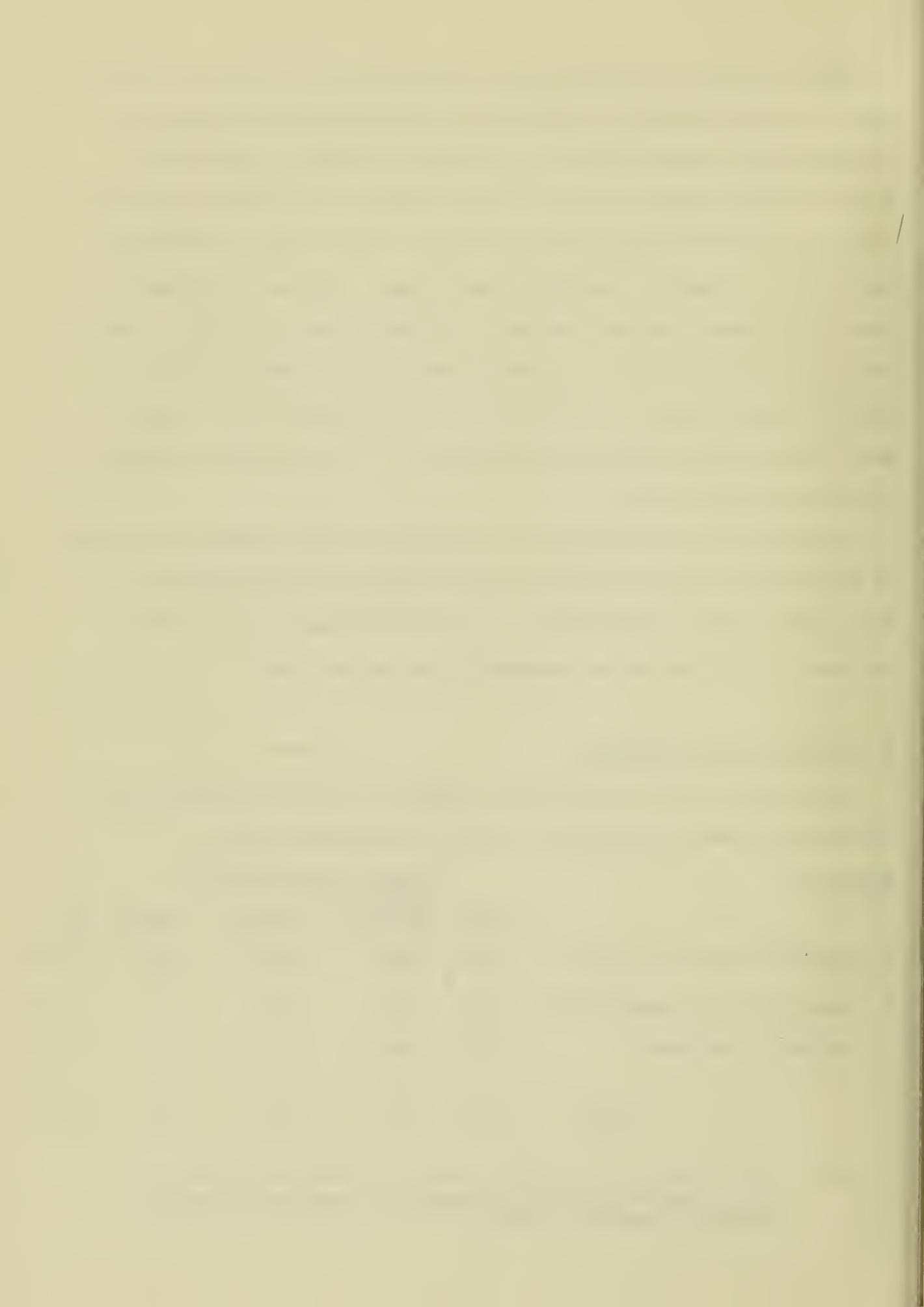
During the six year period 1970-1975, Boston will have increased its supply of new and rehabilitated housing for low and moderate income households by 11,454 units, which represents 6% of the total 1970 housing stock, and an increase of 62% in the low and moderate income housing stock.

B. Minority Housing Conditions

The following table is submitted in response to HUD Area Office questions concerning the number of minorities living in substandard housing.

<u>CONDITION</u>	<u>MINORITY OCCUPIED UNITS</u>				
	<u>Black</u>	<u>Spanish Speaking</u>	<u>Oriental</u>	<u>Indian</u>	<u>Total</u>
1. Requiring Substantial Repair	12,820	1,920	960	200	15,900
2. Requiring Major Rehabilitation	5,080	760	380	80	6,300
3. Seriously Substandard	2,580	385	195	40	3,200
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
<u>TOTALS</u>	20,480	3,065	1,535	320	25,400

Note: This table consists of BRA estimates of substandard housing units occupied by minority households, based on 1970 census data and recent BRA surveys.



Definitions:

Requiring Substantial Repair:

Units which typically have been the target of intensified code enforcement programs. Units within this category might require the replace of a major system, such as electrical, plumbing or heating.

Requiring Major Rehabilitation:

Units which substantial rehabilitation is necessary to place in good condition.

Seriously Substandard:

Units which appear to have deteriorated beyond possible rehabilitation or where the cost of rehabilitation is estimated to greatly exceed the value of the property.

C. Open Occupancy

The following information supplements material included in the original Workable Program Recertification Application, Supplement I and in the City's Response to HUD Questions of February 9, 1973, and is submitted in response to HUD's questions concerning open occupancy.

1. The city of Boston will include in all it's contracts the following Language.

a. The Redeveloper agrees for itself, its successors and assigns, that during construction and thereafter the Redeveloper, and its successors and assigns, shall include in all advertising (including signs) for the sale and/or rental of the whole or any part of the Porperty, the legend "An Open Occupancy Building", in type or lettering of easily legible size and design. The word "Project" or "Development" may be substituted for the word "Building" where circumstances require such substitution.



b. The Redeveloper agrees for itself, its successors and assigns, that during construction and thereafter the Redeveloper, and its successors and assigns, shall include in all advertising for the sale or rental of the Property, a statement to the effect: (1) that the Property is open to all persons without discrimination on the basis of race, color, sex, religion or national origin; and (2) that there shall be no discrimination in public access and use of the Property to the extent that it is open to the public.

And will take steps indicated under Item B to assure that the opportunity for Residents of predominantly Racial community to move to any available housing throughout the city.

2. The Boston Redevelopment Authority is the Relocation Agency within the city, works with all displaced households to assure them a free choice in replacement housing. Displaced Families and individuals from all Urban Renewal Areas have had access and the opportunity to move to all newly constructed or rehabilitated units throughout the city. Families from racially mixed areas have been given the options and are now living in non minority areas, such Charles-New-Towns, Charlestown, Church Park, Boston.

The city will utilize HUD's Affirmative Marketing Services to it's fullest capabilities.

3. The information sheet, "Your Housing Rights" is inserted in The Family Relocation Guide. (See Attachment F.) Cases of apparent discrimination on the part of the owner or Realtor have in the past been supported before the Mass. Committee against Discrimination and will be in the future if clients are involved. Realtor suspected of discrimination are not utilized by the city.

Although the power of sanctions against Realtors rest with the State Board of Realtor Licensing the city will be prepared to instruct all city agency Personnel dealing with Housing or Housing problems to forward

complaints to the State Board concerning discrimination as well as advising resident how to appeal directly to MCAD.

4. The city will prepare an information letter encouraging and urging Developers, Real Estate Brokers, and agencies to utilize Affirmative Marketing Techniques.

5. The establishing of a Fair Housing Week has been explored with city officials and the Mayor's office of Human Rights. The idea of a Fair Housing Week has been received with enthusiasm. The city plans to research the possibility for this kind of seminar.

D. Boston Rent Control Administration

The following letter describing the City of Boston's activities to provide equal opportunity to tenants with regard to housing rents, is submitted in response to HUD questions concerning minority, low and moderate income housing. This letter has been made available to every tenant in the City of Boston and has been translated into Spanish, Chinese and Italian for non-English speaking residents.

E. City of Boston, Mayor's Office of Human Rights

As a supplement to the above information, Attachment E, a description of the activities of the Mayor's Office of Human Rights is submitted in response to HUD's questions concerning equal opportunity for minority, low and moderate income persons.

F. Boston Redevelopment Authority Family Relocation Procedures

As a supplement to information provided above, Attachment F, BRA Family Relocation Guide and an example of communications with minority groups concerning family relocation is submitted in response to HUD questions concerning equal opportunity.

To All Boston Tenants:

A new, comprehensive and greatly strengthened rent control law will go into effect on January 1, 1973. This letter explains how the law works, what it does and does not do, what rent may be charged for January 1973, and what to do if you have questions about your rights and responsibilities under the law. Please read it carefully.

1. Apartments covered by the law.

Generally, all apartments rented in Boston are covered by the new rent control law EXCEPT:

- Apartments in owner-occupied two and three family houses.
- Apartments in new, federally financed buildings completed after January 1, 1972, and apartments in other new buildings completed on or after January 1, 1969.
- Public housing.
- Apartments in cooperatives.
- Rooms or apartments in hotels, motels, rooming houses, etc., which are rented primarily for periods of less than fourteen days.
- Rooms or apartments in public institutions or in private institutions operated for charitable or educational purposes.

2. What to pay for January 1973.

If your apartment is covered by the new law (see above) you should pay no more for January 1973 than the rent charged for June 1972 except as follows:

If the rent for your apartment was lawfully established under the old rent control ordinance after June 1972, by Rent Board notice of rent increase or by order of the Board, you should pay no more for January 1973 than the rent last lawfully established under the ordinance. (If you are one of these tenants, or if you have a case pending before the Board, you will receive a special letter telling you the maximum rent that may be charged for January 1973.)

If your apartment is located in a federally financed building under the 202, 207, 220, 221(d)3 or 236 program, you should pay no more than the rent charged for December 1972.

The term "rent" includes all monthly amounts separately charged for taxes, parking and other services.

Tenants under leases with tax escalator clauses should therefore pay the additional amount properly charged under such clauses due to previously announced tax increases. The June 1972 rent includes, for example, all separate charges for parking and other services for June 1972 plus amounts properly charged for tax increases through 1971. (It does not include any amount charged for the 1972 tax increase.) The December 1972 rent includes, for example, all separate charges for parking and other services for December 1972 plus amounts properly charged for tax increases through 1972.

3. How the new law works.

A) It establishes maximum rents.

The new law establishes the maximum rent that may be charged or paid for January 1973 for apartments covered by the law. (See "What to pay for January 1973" above.) No higher rent may be charged or paid for January 1973, or for any month thereafter, without the prior approval of the Rent Control Administration.

B) It limits rent increases.

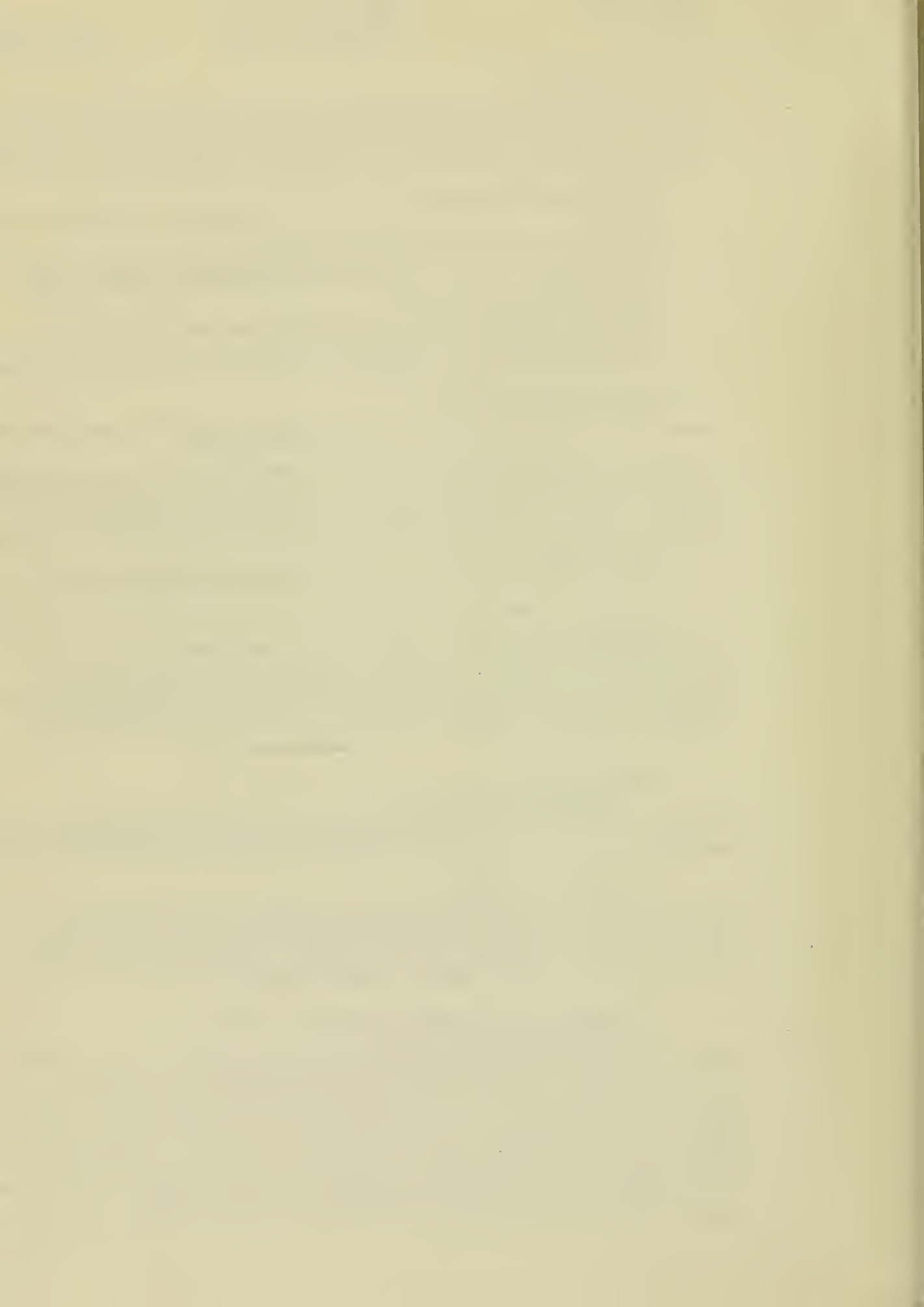
The new rent control law does not freeze rents nor does it require that any rents lawfully paid in the past be refunded by the landlord. It does strictly limit rent increases. Rents may be increased only to the extent necessary to maintain rents at levels which yield a fair net operating income to the landlord. In most cases, this means that rent increases will be limited to those increases necessary to offset cost increases incurred by the landlord and proved to the Rent Control Administration.

C) It requires all rent increases to be approved in advance by the Rent Control Administration.

No landlord may charge and no tenant should pay more than the maximum rent for January 1973 (see "What to pay for January 1973" above) or for any month thereafter, without advance approval in writing from the Rent Control Administration.

Landlords individually seeking permission to increase rents must first register each apartment with the Rent Control Administration and must then file a petition for adjustment together with a financial statement signed under the pains and penalties of perjury. The Rent Control Administration will then determine what rent increase is justified, if any, and will notify the landlord and tenant of the decision. Tenants will not be required to file complaints in order to oppose rent increases and will not be required to attend hearings. Any tenant wishing to be heard may of course request a hearing as before.

The Rent Control Administration may authorize a general adjustment of maximum rents to offset cost increases without requiring landlords to file individual petitions for



adjustment. At the present time, no general adjustment appears likely except for those apartments whose January 1973 rents are reduced by operation of the new law. A public hearing will be held before any general adjustment is made and no general adjustment will apply in any event to apartments located in federally financed buildings.

D) It requires landlords to register.

The new law requires landlords of rent-controlled apartments to file a registration statement for each apartment and each building with the Rent Control Administration by March 1, 1973. A copy of the apartment registration statement, describing the apartment and stating the rent for June 1972, must also be given to the tenant at the time of filing.

E) It permits tenants to petition for rent adjustments.

Any tenant whose apartment has substantially deteriorated; whose landlord has failed to perform ordinary repair, replacement and maintenance; or whose rent is otherwise higher than necessary to yield a fair net operating income to the landlord under the circumstances, may file a petition for adjustment of rent with the Rent Control Administration.

F) It controls evictions.

All rent-controlled apartments (see "Apartments covered by the law" above) are also subject to eviction regulation and control under the new law. Any landlord seeking to evict a tenant must first apply to the Rent Control Administration for a certificate of eviction authorizing the landlord to start court proceedings. Any tenant may oppose the landlord's application and any tenant wishing to be heard may request a hearing as before.

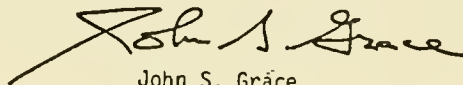
4. What to do if you have questions.

If you do not know what rent to pay for January 1973, your landlord will probably give you the correct information. All landlords are being informed of the new law in a separate mailing and will be advised that there are serious penalties for charging or accepting more than the maximum rent allowed by the law. If your landlord does not provide this information, or if you seriously doubt the information provided, visit or call our office at 722-4100 ext. 8138 and we will try to help you. Please remember, however, that our information will necessarily be limited until landlords have registered the rents for their apartments as required by the new law. The deadline for registration is March 1, 1973.

If you cannot determine the correct rent to pay for January 1973, you may pay the same amount you paid for December 1972. Any amount that you pay that is over the maximum rent allowed will be subject to a refund when the correct amount has been determined by the Rent Control Administration.

Our staff will be happy to answer any other questions you may have about the new law and to give you any assistance you may need. You may also obtain assistance at your local little city hall.

Sincerely yours,



John S. Grace
Acting Administrator
Boston Rent Control Administration

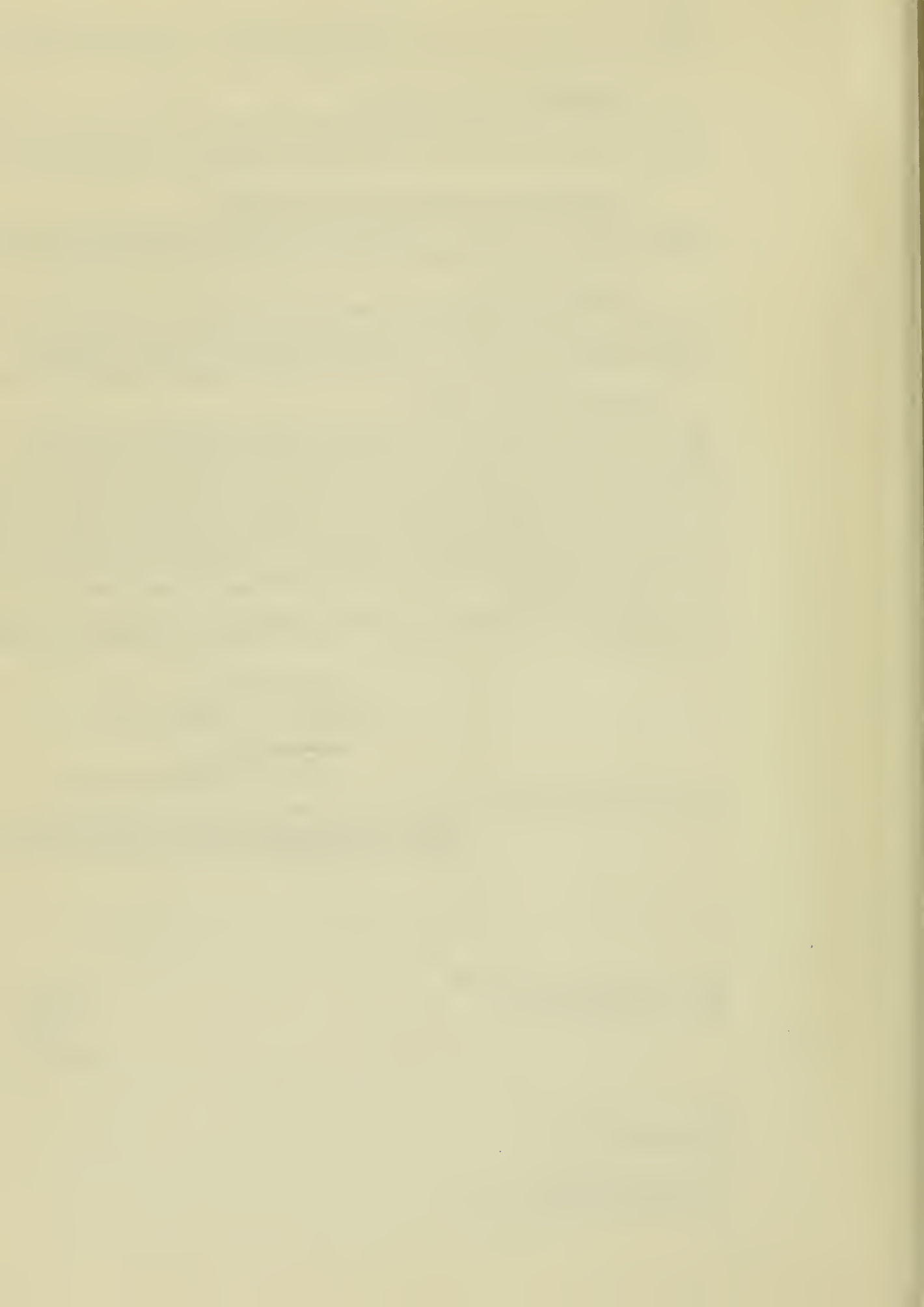
Arrendatarios de habla hispana: Esta carta esta disponible en Español en nuestra officina y en todos los pequenos Ayuntamientos, (little city halls). Llamen a la Señora Fernandez 722-4100 ext 8891 en caso de que usted necesite ayuda.

Boston Rent Control Administration
Room 208, Boston City Hall
Boston, Mass. 02201



YOUR RIGHTS UNDER THE
NEW RENT CONTROL LAW.

What to pay for January.
How the new law works.
What to do if you have questions.



ADMINISTRACION DEL CONTROL DE RENTA DE BOSTON
Habitación 208, Boston City Hall
Boston, Mass. 02201
Tel. 722-4100 ext. 8138

Ciudad de Boston
Kevin H. White
Alcalde

John S. Grace
Administrador

A TODOS LOS INQUILINOS DE BOSTON:

Una nueva, comprensiva y fortificada ley de control de renta ha sido consolidada y será efectiva en Enero lro. de 1973. Esta carta explica como esta ley funciona, que hace y que no hace, que renta debe ser cargada en Enero de 1973, y que hacer si usted tiene preguntas acerca de sus derechos y responsabilidades bajo la nueva ley. Por favor, lea muy cuidadosamente.

1. Apartamentos cubiertos por la ley.

Generalmente todos los apartamentos rentados en Boston están cubiertos por la nueva ley de control de renta,

EXCEPTO:

- Apartamentos de dos y tres familias, en la cual el dueño viva en uno de dichos apartamentos.
- Nuevos apartamentos en edificios financiados federalmente y terminados despues de Enero lro. de 1972, y apartamentos en otros nuevos edificios terminados en / o despues de Enero lro. de 1969.
- Viviendas subvencionadas por el Gobierno.
- Apartamentos en cooperativas.
- Habitaciones o apartamentos en hoteles, moteles, casas de huéspedes, etc., las cuales son alquiladas por un período de tiempo menor de catorce días.
- Habitaciones o apartamentos en instituciones públicas o en instituciones privadas que operan con propósitos de caridad o educacionales.

2. Que pagar en Enero de 1973.

Si su apartamento está cubierto por la nueva ley (véase arriba) usted debe pagar no mas en Enero de 1973 que la renta cargada en Junio de 1972, excepto lo siguiente:

Si la renta por su apartamento fué legalmente establecida bajo las disposiciones de la anterior ley de control de renta después de Junio de 1972, por notificación de la Junta de Control de Renta o por una orden de dicha Junta, usted no deberá pagar mas en Enero de 1973 que la última renta legalmente establecida bajo dicha disposición. (Si usted es uno de estos inquilinos o si usted tiene un caso pendiente ante este Organismo, usted recibirá una carta especial diciendole la renta máxima que debe ser cargada para Enero de 1973.

Si su apartamento está situado en un edificio federalmente financiado bajo los programas 202, 207, 220, 221(d)3 o 236, usted debe pagar no más que la renta cargada en Diciembre de 1972.

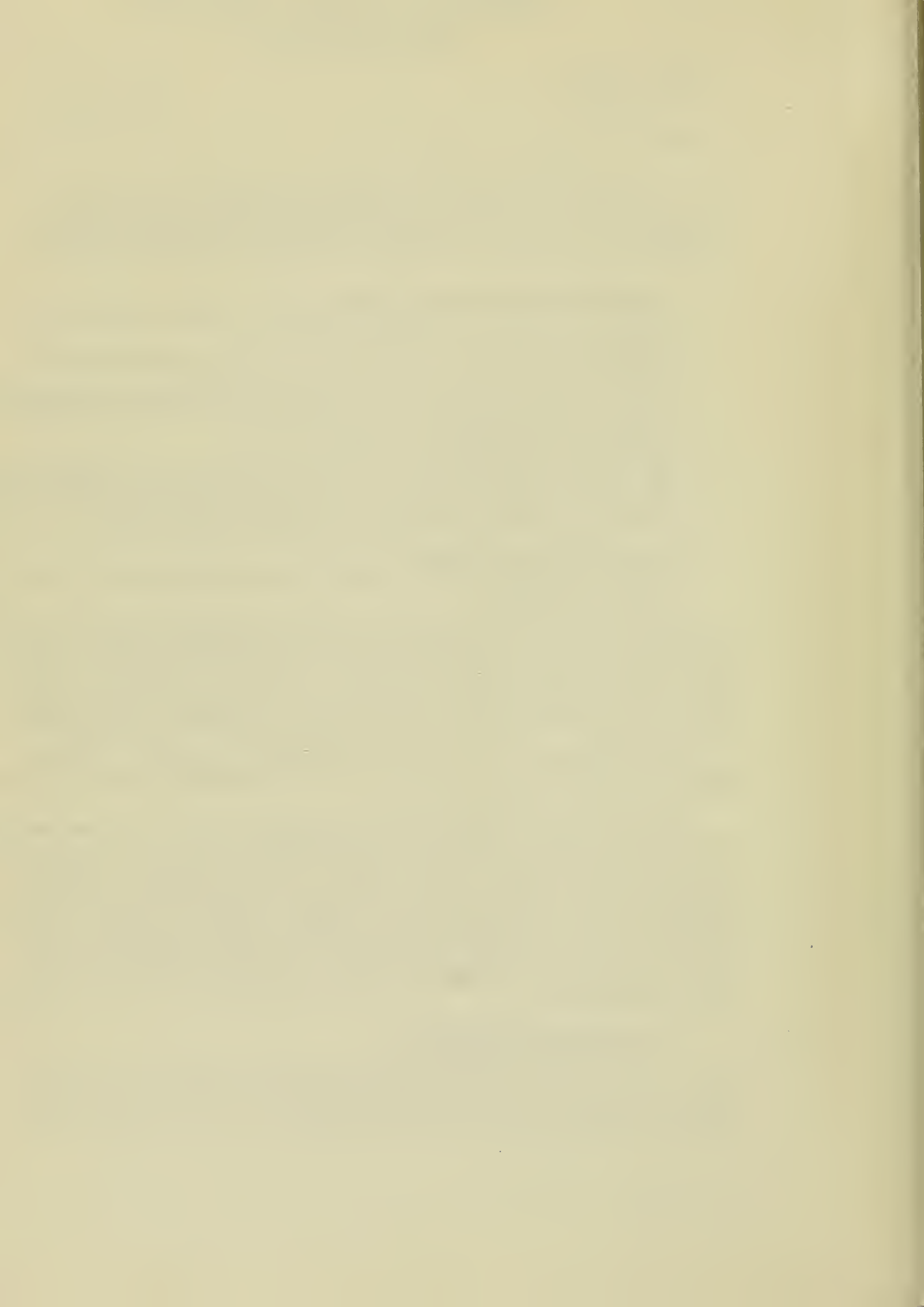
El termino "renta" incluye todas las cantidades mensuales separadamente cargadas por impuestos, parqueo u otros servicios.

Inquilinos bajo contrato de arrendamientos con cláusulas de impuestos progresivos, deberán, por lo tanto, pagar la cantidad adicional propiamente cargada bajo tal cláusula, previo anuncio de deuda por aumento de impuestos. La renta de Junio de 1972 incluye, por ejemplo, todos los cargos por parqueo y otros servicios separadamente, mas cantidades propiamente cargadas por aumentos de impuestos a traves de 1971. (Esto no incluye cantidades cargadas en los aumentos de los impuestos de 1972). La renta de Diciembre de 1972, incluye, por ejemplo, separadamente cargos por parqueo y otros servicios en Diciembre de 1972, mas cantidades propiamente cargadas por aumentos de impuestos a traves de 1972.

3. Como la nueva ley funciona.

A) Ella establece rentas maximas.

La nueva ley establece la renta máxima que debe ser cargada o pagada en Enero de 1973 por apartamentos cubiertos por dicha ley. (Vea "Que pagar en Enero de 1973" arriba). Ninguna renta mas alta debe ser cargada o pagada en Enero de 1973, o en ningun mes después de esto sin previa aprobacion de la Administracion del Control de Renta.



B) La ley limita aumentos de renta.

La nueva ley de control de renta no congela ni requiere que cualquier renta legalmente pagada anteriormente será devuelta por el dueño. La ley limita estrictamente el aumento de renta. Las rentas pueden ser solamente aumentadas hasta un grado que mantenga niveles de renta en los cuales de una utilidad razonable al propietario. En la mayor parte de los casos, esto quiere decir que el aumento de la renta será limitado a los casos de aumentos necesarios que compensen aumentos de los costos incurridos por el propietario y aprobado por la Administración de Control de Renta.

C) Ella requiere que todo aumento en la renta debe ser aprobado por adelantado por la Administración de Control de Renta.

Ningún propietario debe cargar ni ningún inquilino deberá pagar mas que la renta máxima en Enero de 1973 (Vea "Que pagar en Enero de 1973" arriba) o algún mes después de esto, sin la aprobación por adelantado y por escrito, de la Administración de Control de Renta.

Los propietarios que piden permiso individualmente para aumentar la renta, deben primero registrar cada apartamento en la Administración de Control de Renta y entonces deben llenar una petición de regulación junto con un estado financiero firmado bajo causa de castigo y perjurio. La Administración de Control de Renta determinará si el aumento de la renta es justificado y si es así, notificará al propietario y al inquilino su decisión. Los inquilinos no necesitarán registrar quejas con propósitos de oponerse al aumento de las rentas y no necesitarán asistir a ninguna audiencia. Si algún inquilino desea ser oído, por supuesto, debe solicitar una audiencia.

La Administración de Control de Renta debe autorizar un ajuste general de rentas máximas que compense el aumento en costos sin requerir que el propietario registre peticiones individuales para ajustes. En el momento presente ningún ajuste general aparece probable, excepto en aquellos apartamentos cuyas rentas en Enero de 1973 están rebajadas por operaciones de la nueva ley. Una audiencia pública será efectuada antes que ningún ajuste general sea efectuado, y ningún ajuste general será aplicado en los apartamentos situados en edificios federalmente financiados.

D) Ella requiere los propietarios se registren.

La nueva ley requiere que los propietarios de apartamentos de rentas controladas registren un estimado por cada apartamento y cada edificio en la Administración de Control de Renta para Marzo 1ro. de 1973. Una copia de la declaración de registro de apartamento, describiendo el apartamento, consignando la renta de Junio de 1972, deberá también ser dada al inquilino al tiempo de ser registrada.

E) Ella permite al inquilino la solicitud de ajustar la renta.

Cualquier inquilino cuyo apartamento está sustancialmente deteriorado y cuyo propietario ha faltado hacer reparaciones ordinarias, de mantenimiento; o cuya renta es mas alta que la necesaria para justificar una ganancia razonable bajo las circunstancias, debe solicitar un ajuste en la renta a la Administración de Control de Renta.

F) Ella controla desahucios.

Todos los apartamentos de rentas controladas (Vea "Apartamentos cubiertos por la ley" arriba) están sujetos al control y regulación de desahucio bajo la nueva ley. Cualquier propietario que trate de desahuciar a un inquilino, debe primero aplicar a la Administración de Control de Renta por un certificado de desahucio, autorizandolo a comenzar un procedimiento en la corte. Cualquier inquilino puede oponerse a la solicitud del propietario y cualquier inquilino que desee ser oído, como antes, puede solicitar una audiencia.

4. Si usted tiene preguntas que hacer.

Si usted no sabe que renta tiene que pagar en Enero de 1973, su propietario probablemente le dará la correcta información. Todos los propietarios están siendo informados de la nueva ley por correo y serán notificados que hay severas penalidades por cargar o aceptar mas de la renta máxima permitida por la ley. Si su propietario no lo provee con esta información o si usted duda de la información proporcionada, visite o llame a nuestra oficina al 722-4100, ext. 8138 y nosotros trataremos de ayudarlo. Por favor, recuerde que nuestra información será limitada hasta que los propietarios hayan registrado las rentas de sus apartamentos como la nueva ley requiere. El período de registrarse termina en Marzo 1ro. de 1973.

Si usted no puede determinar la correcta renta a pagar para el mes de Enero de 1973, usted debe pagar la misma cantidad que pagó en Dic. 1972. Cualquier cantidad que usted pague sobre la renta máxima permitida, será -

devuelta cuando la correcta cantidad haya sido determinada por la Administración de Control de Renta.

Nuestro personal estará muy complacido en contestar cualquier pregunta acerca de la nueva ley y ayudarlo en lo que necesite. Usted también tendrá ayuda en los pequeños Ayuntamientos de su localidad, (Little City Hall).

Sinceramente de usted,

John S. Grace
Administrador,
Administración
del Control de Renta
de Boston.

Arrendatarios de habla hispana:

Esta carta está disponible en Español en nuestra oficina y en todos los pequeños Ayuntamientos, (little city halls). Llamen a la señora Fernandez 722-4100, ext. 8891 en caso de que usted necesite ayuda.

Administration de Control de Renta de Boston.
Habitación 208, Boston City Hall
Boston, Mass. 02201

SUS DERECHOS BAJO
LA NUEVA LEY

Que pagar en Enero.
Como la ley funciona.
Que hacer si usted tiene preguntas.

re que cual-
el dueño. La
en ser sola-
en los cuales
e los casos,
oscasos de
ridos por el
ta.

ontrol de Renta.
ebera pagar
ero de 1973"
antado y por

ara aumentar
istración de
ación junto
rio. La Admi
renta es jus-
su decisión.
de oponerse
diencia. Si
na audiencia.
un ajuste
n requerir
es. En el
to en aquellos
operaciones
ue ningún ajus-
o en los apar-

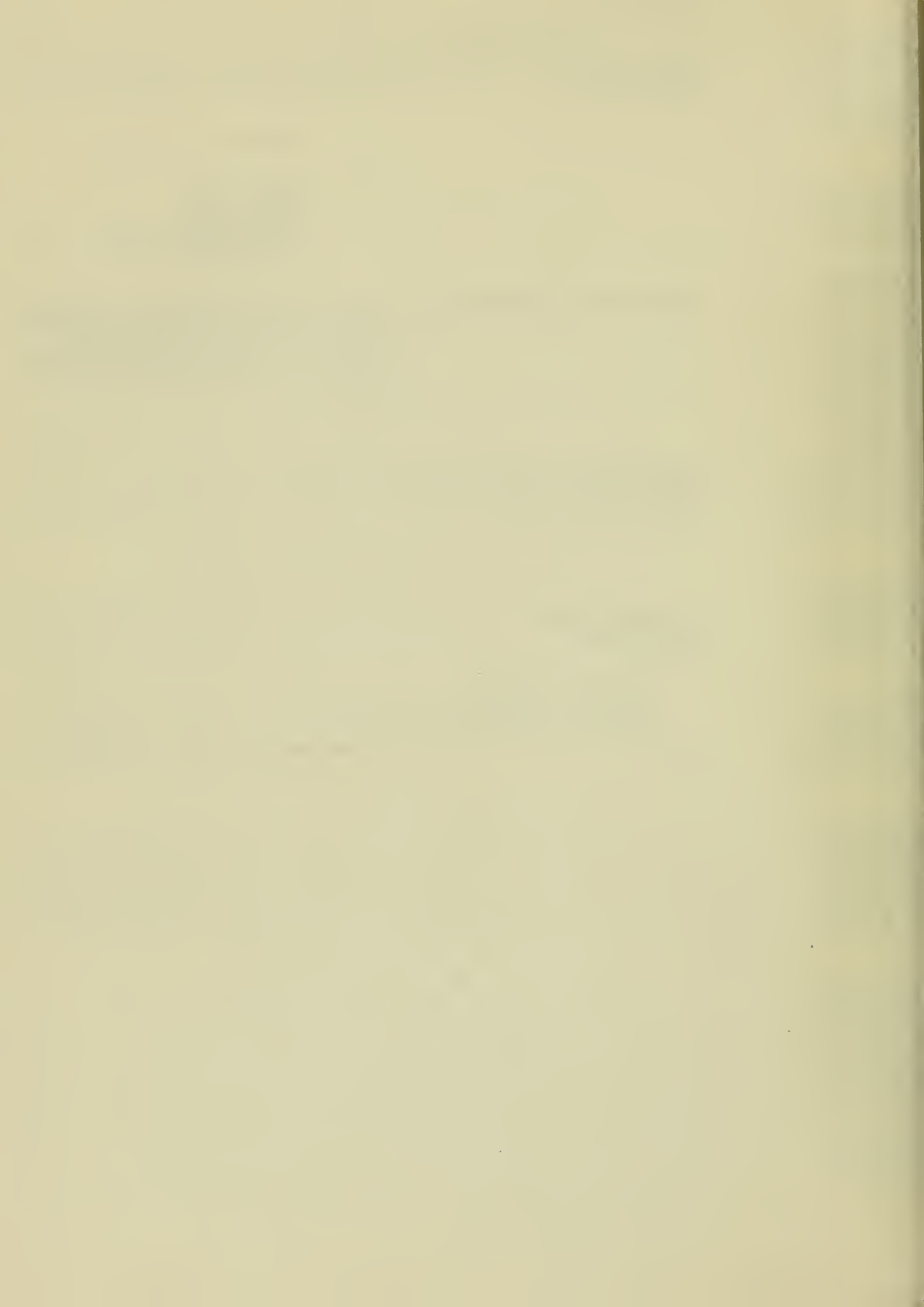
entos de ren-
ada edificio
73. Una copia
apartamento,
al inquilino

renta.
ente deterio-
as, de mante-
ficar una ga-
uste en la ren

artamentos
ación de desa-
esahuciar a
rol de Renta
rocedimiento
d del propie-
ede solicitar

1973, su pro-
los propieta-
n notificados
ta máxima per-
formación o si
uestra oficina
favor, recuer-
arios hayan -
quiere. El pe

para el mes
en Dic. 1972.
tida, será -



Section 5: Citizen Participation

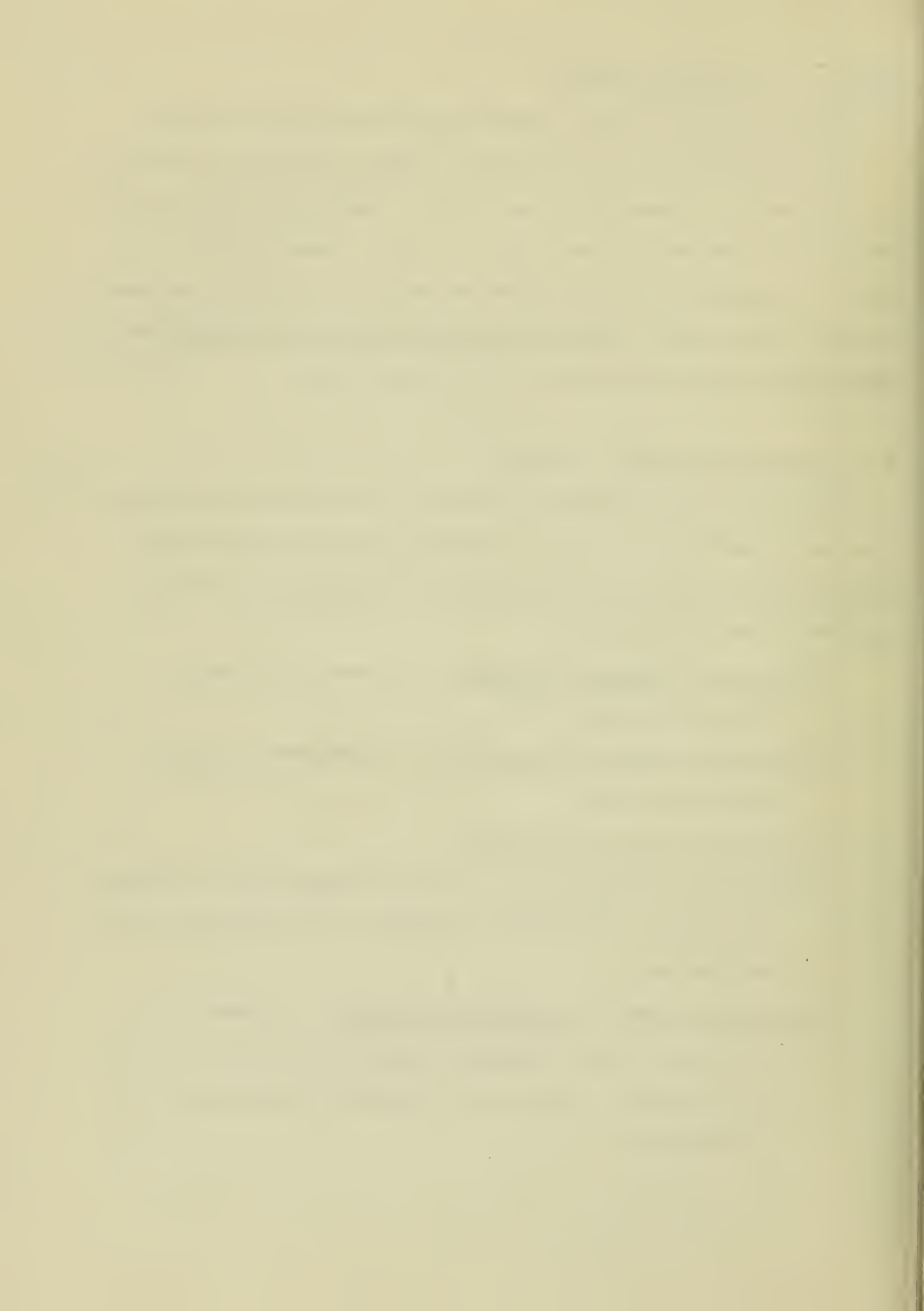
A. Compendium of News Articles, Memoranda and Correspondence Concerning Citizen Participation, January, 1972, to February 1973 (See Attachment C)

Attachment C, A Compendium of News Articles, Memoranda and Correspondence Concerning Citizen Participation - January, 1972 to February, 1973, is submitted to supplement and update information pertaining to Citizen Involvement included in the original Workable Program Recertification Application and Supplement I previously submitted to HUD on March 5, 1973.

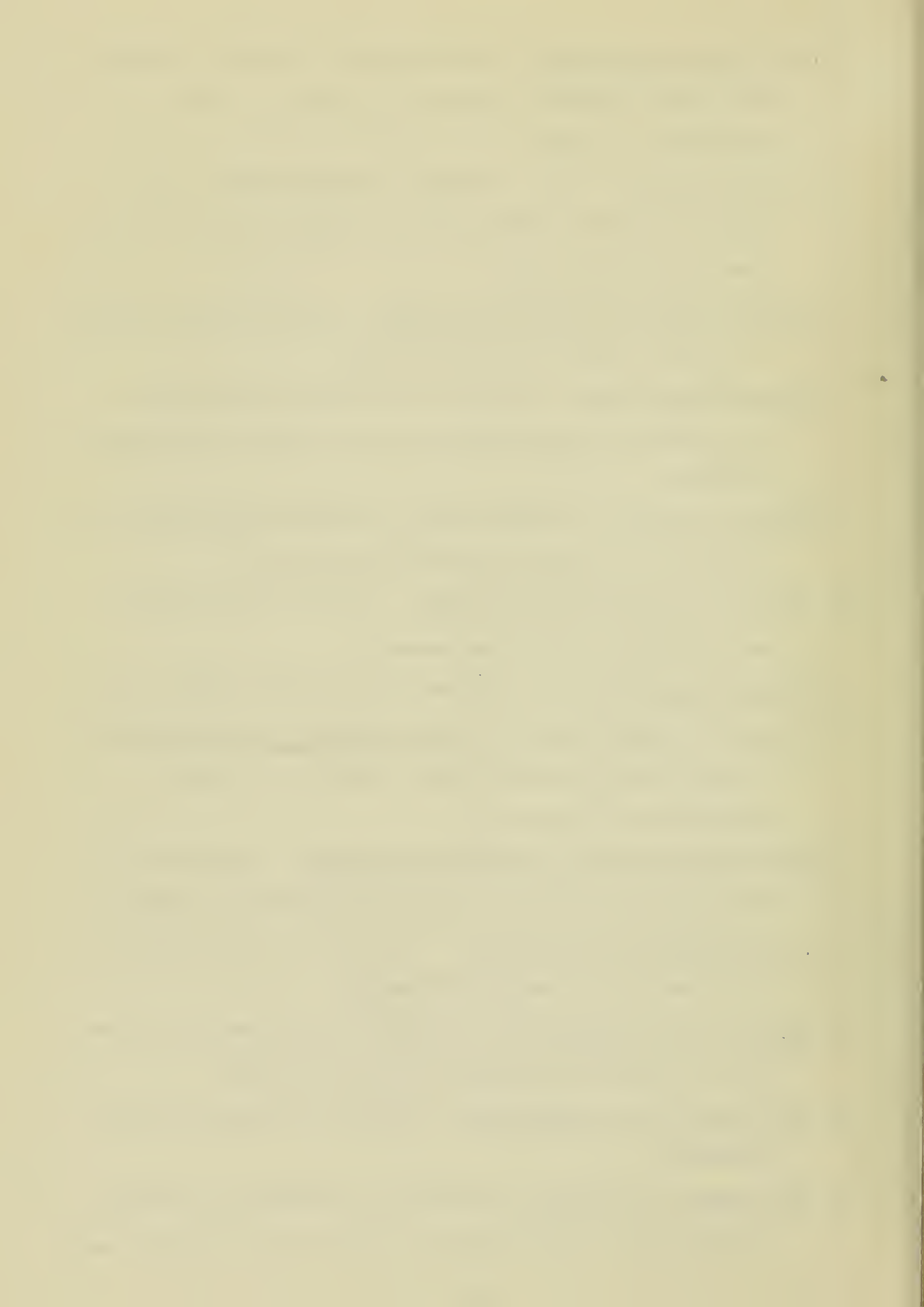
B. Citizen Groups Involved in Planning

The following listing updating activities of citizen groups involved in planning is submitted to supplement information included in the original Workable Program Recertification Application and Supplement II previously submitted to HUD on March 5, 1973.

1. Charlestown Bicentennial Commission - concerned with planning Bicentennial events.
2. South Boston Bicentennial Commission - concerned with planning Bicentennial events.
3. South Boston Citizens Association -
South Boston Residents Group - residents betterment groups concerned with zoning, transportation, recreation, in the upgrading of the neighborhood.
4. South Boston Community Development Corporation - a community non-profit corporation interested in developing housing on a small site they have in the process of acquiring, and elsewhere with the community.



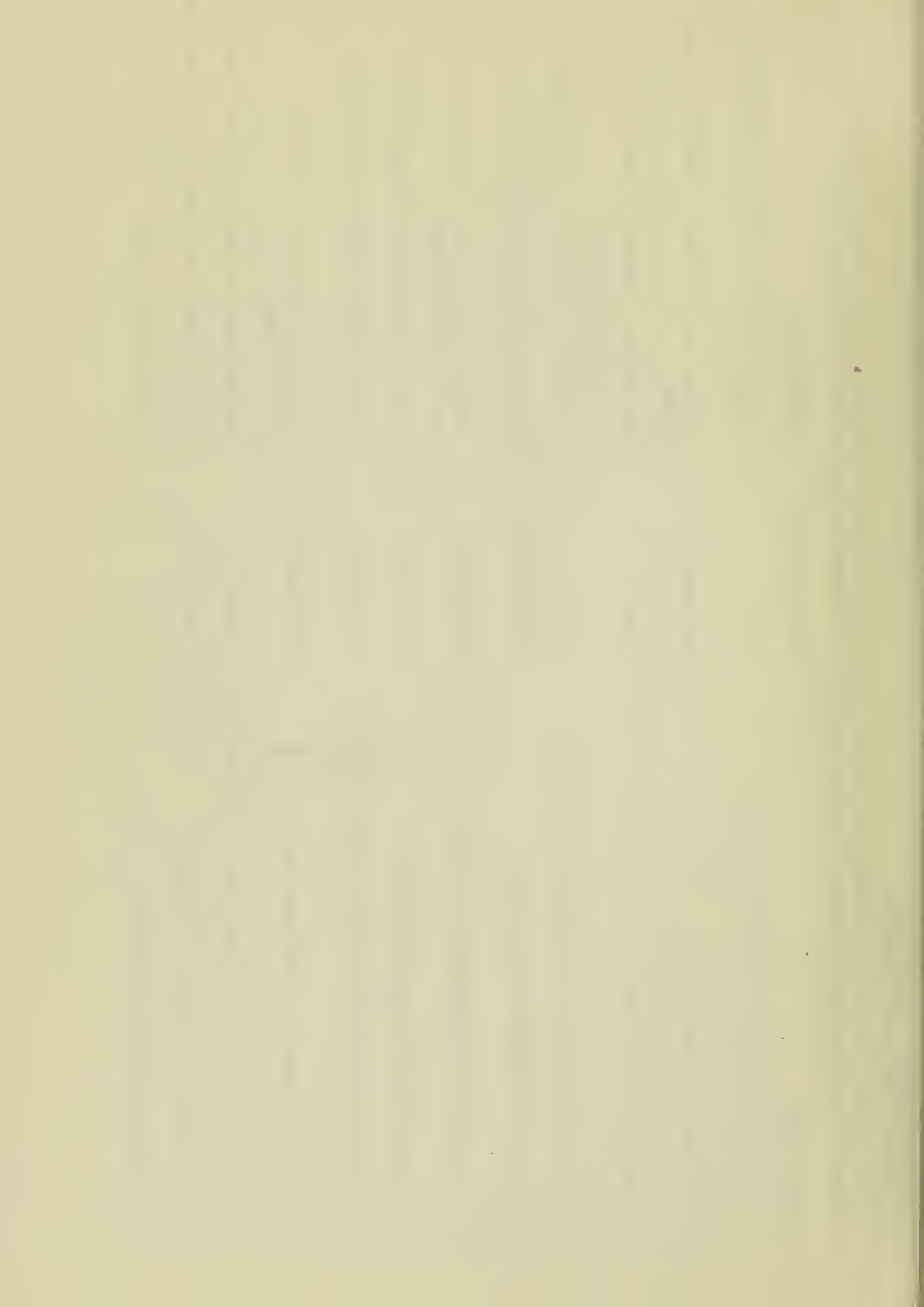
5. Blue Hill Avenue Task Force - umbrella group in Dorchester concerned with general conditions (residential, commercial, traffic, etc.) along Blue Hill Avenue.
6. Circle Associates - An O.E.O. Community Development Corp. in the Dudley Station Area concerned with the general plans for the area, especially elderly housing.
7. Citizens Housing and Planning Association - city-wide group interested in city-wide planning and housing issues.
8. Mattapan Board of Trade - concerned with Mattapan Square and Blue Hill Avenue; the present condition and the future of the business community.
9. Mattapan Task Force - an umbrella group of Mattapan organizations concerned with open housing and mortgage availability.
10. Jamaica Plain Businessmens Association - concerned with conditions and stability of the business community.
11. Roxbury Tenants of Harvard - involved in two potential housing sites.
12. Mission Hill Housing and Land Like Sub-Committee of Circle Federation - concerned with upgrading and rehabilitation of residential neighborhood of Mission Hill.
13. Roslindale Association for Community Development - concerned with Roslindale Square business community and Roslindale in general.
14. United Mattapan Civic Association - concerned with zoning charges and the Master Plan for Boston State Hospital.
15. Lower Mill Civic Association - concerned with the alterations in Star Market expansion and alternate land uses in the area.
16. Wellington Hill Civic Association - involved in the study of housing abandonment.
17. West Seldon St. Association - interested in development of property in the vicinity of Star Market for commercial and residential uses.



C. CITIZEN GROUPS - CONSTITUENCY

The following listing supplements and updates information previously submitted to HUD on March 5, 1973, concerning constituencies of community groups involved in Workable Program related planning activities.

<u>NAME OF GROUP</u>	<u>TYPE OF GROUP</u>	<u>CONSTITUENCY</u>
1. Allston-Brighton Local Advisory Council	Civic	Allston-Brighton Community - Racially/ income mixed
2. Allston Civic Association	Neighborhood	Neighborhood Residents - Racially/Income Mixed
3. Back Bay Association	Civic	Residential, Commercial, Institutional Racially/Income Mixed
4. Back Bay Federation for Community Development	Civic	Residential, Commercial, Institutional
5. Back Bay Neighborhood Association	Neighborhood	Residential, Commercial, Institutional Racially and Income Mixed
6. Bay Village Neighborhood Association	Neighborhood	Residential, Commercial, Institutional Racially/Income Mixed
7. Boston Center for Older Americans	City Wide	Elderly - Racially and Income Mixed
8. Boston Public Housing Tenants' Policy Council	City Wide	Public Housing Tenants - Low Income/ Racially Mixed
9. Bradford Shawmut Neighborhood Assoc.	Neighborhood	Neighborhood Residents - Racially/ Income Mixed
10. Charlestown Advisory Commission on Mishawum Park	Community	Neighborhood Residents - Income Mixed
11. Charlestown Bicentennial Commission	Community	Umbrella Group for Community - Income Mixed
12. Charlestown Community Council	Civic	Neighborhood Residents - Income Mixed



NAME OF GROUP	TYPE OF GROUP	CONSTITUENCY
13. Charlestown Housing Project Tenants' Assoc.	Low Income Group	Public housing tenants - Low Income
14. Charlestown Preservation Society	Historic Preser.	Neighborhood Residents - Income Mixed
15. Charlesview Inc.	Civic-Non Profit	Allston-Brighton Community - Low-Moderate Income/Racially Mixed
16. Chinese Consolidated Benevolent Association	Neighborhood-Civic	Umbrella Group for Chinese Community
17. Circle Associates	Neighborhood	Dudley Station Neighborhood - Black/Mixed Income
18. Citizen Advisory Council for Housing	Neighborhood	Neighborhood Residents - Black
19. Citizens Housing & Planning Association	City-wide	Racially/Income Mixed
20. Committee for the North End Waterfront Recreation Development	Neighborhood	Community Groups and Individuals - Income Mixed
21. Copps Hill Association	Neighborhood	Neighborhood Residents - Income Mixed
22. Determined People of Dorchester	Neighborhood	Neighborhood Residents - Low-Moderate Income
23. Dorchester Area Planning Action Council	Community	Neighborhood Residents - Racially Mixed - Low & Moderate Income
24. Dorchester United Neighborhood Association	Parent Organization of 12 Neighborhood Groups	Neighborhood Residents - Racially and Income Level Mixed
25. East Boston Community Development Corp.	Civic and Business	Community
26. East Boston Neighborhood Council	Civic	Community
27. East Boston Recreation, Master Planning and Land Use Advisory Council	Neighborhood Civic	Community Groups and Individuals
28. Ecumenical Center Inc. of Roxbury	Community	Neighborhood Residents - Black/Mixed Income

<u>NAME OF GROUP</u>	<u>TYPE OF GROUP</u>	<u>CONSTITUENCY</u>
29. Emergency Tenants' Council	Neighborhood	Spanish Speaking Residents - Income Mixed
30. Jamaica Plain Businessmen's Association	Trade Association	Local Businessmen
31. Jamaica Plain Community Council	Civic	Neighborhood Residents
32. Lena Park Association	Neighborhood	Neighborhood Residents - Racially/ Income Mixed
33. Lower Mills Civic Association	Neighborhood	Neighborhood Residents
34. Mattapan Board of Trade	Civic/Trade Ass'n.	Community
35. Mattapan Task Force	Neighborhood	Umbrella Group for Community
36. Mattapan Civic Improvement Association	Civic	Neighborhood Residents - Racially/Income Mixed
37. Mattapan Neighborhood Block Association	Neighborhood	Homeowners - Racially/Income mixed
38. Mayor's Rehabilitation and Conservation Committee	Neighborhood	Neighborhood residents - Income Mixed
39. Mission Hill Housing and Land Use Sub-Committee of Circle Federation	Neighborhood	Neighborhood Residents
40. North Bennett Street Industrial School	Neighborhood	Neighborhood Residents - Income Mixed
41. North End Athletic Association	Neighborhood	Neighborhood Residents - Income Mixed
42. North End Recreation Committee	Neighborhood	Neighborhood residents - income mixed
43. People's Urban Renewal Committee	Community	Neighborhood Residents - Racially/Income Mixed
44. Roslindale Association for Community Development	Civic and business	Community - income mixed
45. Roxbury Community Comprehensive Health Center	Neighborhood	Umbrella group for N. Dorchester and Roxbury - Black



NAME OF GROUPTYPE OF GROUPCONSTITUENCY

46. Roxbury Tenants of Harvard	Community	Community - Racially Mixed - Low and Moderate Income
47. South Boston Bicentennial Committee	Community	Community - Income Mixed
48. South Boston Citizens Association	Community	Community - Income Mixed
49. South Boston Residents Group	Community	Community - Income Mixed
50. South Boston Community Redevelopment Corp.	Community	Community - Income Mixed
51. South End Businessmen's Association	Civic	Residential/Commercial/Institutional - Racially/Income mixed
52. South End Project Area Committee	Community	Neighborhood Residents - Racially/Income Mixed
53. South End Tenants Council	Community	Neighborhood Residents - Black, Low-Income
54. United Mattapan Civic Association	Community	Community - Racially/Income Mixed
55. United Neighbors of Lower Roxbury	Neighborhood	Neighborhood Residents - Racially/Income Mixed
56. United South End Settlements	Neighborhood	An Umbrella Group for the Community - Racially/Income Mixed
57. Wellington Hill Civic Association	Civic	Neighborhood Residents - Racially Mixed/Low and Moderate Income
58. West Roxbury Civic and Improvement Association	Civic	Local Residents
59. West Roxbury Local Advisory Council	Civic	Neighborhood Residents
60. West Seldon Street Association	Neighborhood	Neighborhood Residents - Racially and Income Mixed

BOSTON PUBLIC LIBRARY



3 9999 06316 426 1

